



All Tanglewood Villas Residents,

Hold the date... Thursday, December 9 for the annual Tanglewood Villas Christmas party at Stonebridge Ranch CC. Put it on your calendar now!

This commercial brought to you by the Trapp's and Moore's who are organizing this year's Christmas Party. If you have any suggestions for the party, please let them know.

John Braun and I are working on a date for our annual picnic, probably in the latter part of September. We'll let you know when we firm up the date.

Don

Tanglewood News and Services

Tanglewood Neighbors

CALL THE ASSOCIATION!

Sharon Hockensmith on Stoneoak has graciously taken it upon herself to ask the Homeowners Association for a light at the Tanglewood entrance of Hillsdale and Knollwood. This entrance was never lighted in error when the neighborhood was constructed. It is very dark at night at the entrance and it is a safety issue as the street dead-ends at the sign.

Want to know what your neighbor's house ACTUALLY sold for?
www.searchhomevalues.info

Fun, FREE tool to see a Market Snapshot of your neighborhood.

Current Tanglewood Home Sales:

Active Listings: 8
Pending: 2
Sold: 3
Average Sales Price: 439,500
Sold home averaged 98% of List Price.

Brady's Services

My name is Brady Meehan and I live in Tanglewood. I am 15 years old in October and I would like to earn money to buy a car when I turn 16. Please contact me by phone or e-mail for a price quote and let me help you with the types of chores listed below.

- Dog Sitting, walking, cleanup
- Trash cleanup
- Household chores
- Planting flowers or weeding
- Other household chores

My e-mail is bradymeehan@gmail.com
Phone: 214-318-9261
Thank you!

YOUR BOX

Do you provide a service for Tanglewood?
Are you part of a Tanglewood Club?
Do you have Tanglewood news to share?

Let us know and we will add it to the Newsletter!
donna@donnabthomas.com

E-mail responses to: donna@donnabthomas.com

Gardening



Dear Gardeners,

Did you know that The PlantMaster has answered over 1,500 gardening questions online?

Visit <http://www.mytexasgarden.com> to view those questions and answers! Join us as we step into The PlantMaster's garden and he explains one of his most frequently asked questions.

Several questions have been submitted this Spring about "deadheading" and what it means. Technically, it is the removal of spent flowers in order to promote new growth and eventually new flowers. Now is the time that many of our early Spring-blooming plants are in need of their first deadheading, so let's look at what that means.

Your Coneflowers produced a tall stalk topped with a beautiful flower and now there's a dried up remnant of that flower atop that stalk. Some might think that just cutting it off would be all that was necessary. But if you were to cut off just a little more of that stalk, say into the body of the plant, then what would happen during the next growth spurt would be that several new stalks would emerge, giving you more tips that held the promise of that many more flowers. Deadhead your perennials after each bloom cycle to encourage a natural, full look as well as more beautiful flowers.

Now, take this procedure over to your Roses and notice that even though they look a little different than a Coneflower, basically the same thing has happened. You have enjoyed your first, fragrant Roses in the garden and may have even cut some to enjoy indoors. Maybe some were overlooked and now there are some bare blossom bases staring you in the face.

Using what we just learned with our Coneflower, remove a few more inches of the stem on that flower stalk, taking maybe two or three leaf clusters down the stalk, and cut just above the next clusters of leaves. Now your Rose will sprout more branches that will produce more flowers, and you've pruned your Rose bush, preventing it from becoming tall and lanky. And if you do this each time that you cut flowers for indoor arrangements you'll keep your plants short, stocky and full.

Now that you're an experienced "deadheader" you will notice that some of your early, cool-season annual plants like Dianthus, Petunias and Snapdragons are looking a little out of shape. Using the same procedure you can cut off the older flowers and seed pods.

With annuals this will prolong their season a little bit and you'll likely get more blooms very soon. It's always a good feeling getting more out of your plants than you'd expected. Visit here and watch as The PlantMaster deadheads a rose.

Follow up your deadheading with some light fertilizing and your annuals, perennials and Roses will respond with plenty of growth and flowers!

E-mail responses to: donna@donnabthomas.com

First Quarter Cap Home Sales and Listing Stats for McKinney and Collin County

The CCAR Pulse

Where Our Members Live and Work



McKinney

Collin County, TX

April

Entire Year

	2009	2010	Change	2009	2010	Change
New Listings	353	383	+ 8.5%	1,243	1,349	+ 8.5%
Closed Sales* (reported)	146	185	+ 26.7%	502	554	+ 10.4%
Closed Sales* (projected)	146	207	+ 41.8%	502	576	+ 14.7%
Average Sales Price**	\$213,687	\$231,808	+ 8.5%	\$206,679	\$222,113	+ 7.5%
Median Sales Price**	\$179,000	\$188,100	+ 5.1%	\$167,900	\$178,000	+ 6.0%
Percent of Original List Price Received at Sale**	94.7%	94.9%	+ 0.1%	93.3%	94.6%	+ 1.4%
Average Days on Market Until Sale	117	80	- 31.7%	112	87	- 21.8%
Single-Family Detached Inventory	1,040	848	- 18.5%	--	--	--
Townhouse-Condo Inventory	36	35	- 2.8%	--	--	--

*Due to the typical delays in recording sales, reported unit activity will appear artificially low for the most recent month. Our **projected** unit activity assumes that only 89% of all sales are reported in time for this report. **Year-to-Date figures are now updated each month in the interest of accuracy.** **Does not include seller's concessions.

The CCAR Pulse

Where Our Members Live and Work



Collin County

Collin County, TX

April

Entire Year

	2009	2010	Change	2009	2010	Change
New Listings	1,782	2,133	+ 19.7%	6,491	7,352	+ 13.3%
Closed Sales* (reported)	859	1,117	+ 30.0%	3,007	3,190	+ 6.1%
Closed Sales* (projected)	859	1,255	+ 46.1%	3,007	3,328	+ 10.7%
Average Sales Price**	\$231,998	\$227,537	- 1.9%	\$232,630	\$230,871	- 0.8%
Median Sales Price**	\$192,250	\$188,450	- 2.0%	\$191,000	\$188,050	- 1.5%
Percent of Original List Price Received at Sale**	93.4%	95.0%	+ 1.8%	92.9%	94.5%	+ 1.7%
Average Days on Market Until Sale	102	81	- 20.9%	106	89	- 16.1%
Single-Family Detached Inventory	5,018	4,593	- 8.5%	--	--	--
Townhouse-Condo Inventory	312	243	- 22.1%	--	--	--

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Call for Action

Donna B. Thomas
DB Thomas Properties
www.dbthomasproperties.com
214-629-7586

Congress Abandons Critical Housing Programs - Again

Realtors have been urging Congress to pass a comprehensive National Flood Insurance Program reform bill all year. We conducted a Call for Action in April, testified at Congressional hearings and urged action during our midyear hill visits. Yet once again, Congress left town before reauthorizing the NFIP and the Section 502 Rural Housing Program. As a result, thousands of transactions have come to a stop, again.

The NFIP and the Section 502 Rural Housing Program are critically important to Americans and the U.S. economy. The real estate recovery can't afford prolonged Congressional inaction.

Regardless of your location, rebuilding our markets in every corner of America is in every Realtor's interest. The Realtor Party must speak with one voice to urge Congress to renew both NFIP and the Rural Housing 502 program today. Please contact Congress today.

Send a letter to the following decision maker(s):
Your Congressperson
Your Senators
Below is the sample letter:

Subject: Renew Critical Housing Programs: NFIP and RHS
Dear [decision maker name automatically inserted here],
Congress left for the Memorial Day recess, leaving two critical housing programs unauthorized or unfunded. On May 31, authority for the National Flood Insurance Program (NFIP) expired. Lenders have stopped accepting applications for the Section 502 rural housing program, which has exhausted its funding.

Until Congress returns and extends these programs, worthy homebuyers will be left without access to mortgages. Given the many challenges financial and real estate markets are facing, now is not the time to create another, but avoidable, obstacle to real estate transactions. Please do not let this continue.

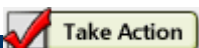
As a Realtor, I understand the importance of these programs to every region of the nation. A real estate recovery can't survive the uncertainty created by Congressional inaction.

Rural families in every state in the nation rely on the Section 502 single family guarantee program to allow them to repair, renovate and purchase homes, as well as prepare sites with water and sewage facilities.

Today, property owners in every state depend on these programs. Each day the Congress fails to act, thousands of real estate transactions will be delayed and homebuyers and homeowners will be left in the lurch. Upon your return, Congress must swiftly take the necessary steps to ensure the continuation of these critical and essential insurance programs.

Sincerely,

Donna B Thomas



Take Action!

Instructions:

[Click here to take action](#) on this issue

Tell-A-Friend:

Visit the web address below to tell your friends about this.

[Tell-a-Friend!](#)

What's At Stake:

Until Congress extends NFIP, no new or renewal flood policies can be issued. Without the flood insurance coverage provided by NFIP, thousands of residential and commercial transactions are on hold. Congress has also abandoned the Section 502 Rural Housing Program. The housing program provides zero-down payment mortgages to eligible families in rural area of every state. Many of these families signed contracts before April 30th and plan to utilize the homebuyer tax credit. If this program is not restored soon, they will lose their chance.

For detailed information about how to conduct business until Congress acts: <http://bit.ly/b6Un2h>

Campaign Expiration Date:
June 30, 2011

For questions or comments please e-mail Donna at: donna@donnabthomas.com or call 214-629-7586

Upcoming Events at the Dallas Arboretum

CONCERTS IN THE GARDEN

This month is full of diverse, enjoyable bands for our outdoor concert series. You will want to purchase your tickets early, as our concerts sell out, for these great concerts.

Bring your coolers or make reservations for dinner and wine prior to the concerts at the DeGolyer Garden Cafe at 214-515-6610. Concerts are 7:30-9:30pm, gates open at 6pm. **DON'T FORGET TO BUY YOUR TICKETS EARLY!**

Thursday, June 10 Blaze of Glory-Bon Jovi Tribute presented by Morgan Stanley

Thursday, June 17 Kraig Parker-Elvis Tribute presented by Accenture

Thursday, June 24 The Project- Motown and R&B presented by Jackson Walker LLP

Cool Thursdays is presented by *Park Place Motorcars*.

www.dallasarboretum.org

Summer Camps



at the Arboretum!

June 7 - August 14

Join us this summer for fun and exciting full- and half-day camps!

NEW! Adventures with Peter Rabbit™ features daily stories, crafts and tours of Peter Rabbit's Flower Village. Meet the challenges of *Survivor:Arboretum!* to see how you will survive the exciting adventure. Camps are created for children ages 4-12. Don't miss the coolest camps in Dallas!

For more [information](#) call 214-515-6540.

Summer at the Arboretum

Featuring the all new...
Peter Rabbit's™ Flower Village!

May 1 – July 31



Twilight Tuesdays concert series

April 13 – July 27



Cool Thursdays CONCERT SERIES

April 15 – July 29



Summer Camp June 7 – August 14

Join us this summer for fun and exciting
full- and half-day camps!





For all of your real estate needs:
 Donna B. Thomas Properties
 214-629-7586
donna@donnabthomas.com

May 2010

SUN	MON	TUES	WED	THURS	FRI	SAT
		1	2	3	4	5 McKinney Farmer's Mar- kets begin on Chestnut Square
6	7	8	9	10 Adriatica Market 1-5	11	12 McKinney Farmer's Mar- kets begin on Chestnut Square
13 Adriatica Market 1-5	14 FLAG DAY	15	16	17 Adriatica Market 1-5	18	19 McKinney Farmer's Mar- kets begin on Chestnut Square
20 Adriatica Market 1-5 FATHER'S DAY	21 SUMMER BEGINS	22	23	24 Adriatica Market 1-5	25	26 McKinney Farmer's Mar- kets begin on Chestnut Square
27 Adriatica Market 1-5	28	29	29	30 Adriatica Market 1-5		



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