



MESSAGE FROM THE BOARD



Dear Monterra Residents,
We hope everyone had a wonderful end to summer and start to the new school year.

We know that living in a new construction area can be challenging, and truly appreciate all your patience as Phase 1 has finished out the majority of its new home development.

Construction work on the new Phase 2 Lots is coming close to an end and we are excited to welcome new neighbors soon!

The board has been dealing with some ongoing issues at the sports court and is looking at options to improve access control and keep things running smoothly for everyone. Thanks for your understanding while we sort out the best long-term solution.

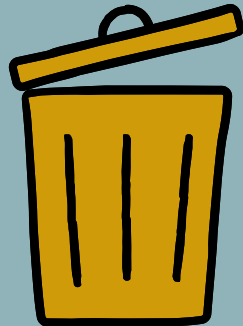
Enjoy all things fall and hopefully cooler temperatures will find us ASAP!

Best,
Melissa Zubik, President



CC & R COMMUNITY REMINDER: TRASH AND WASTE CONTAINER GUIDELINES

The Monterra of Fate Owners Association would like to remind all homeowners of the requirements outlined in Section 8 of the Covenants, Conditions, and Restrictions (CC&Rs):



"All rubbish, trash, and garbage shall be stored in appropriate containers approved pursuant to Article XI hereof and shall regularly be removed from the Properties and shall not be allowed to accumulate."

SCHEDULED TRASH COLLECTION

- Service Provider: Waste Connections (through the City of Fate)
- Collection Day: Wednesdays unless there's a holiday that week.
- Set-out Guidelines: Containers must be placed at the curb by 6:00 a.m. on the day of service, positioned at least 3 feet apart from one another and 5 feet away from mailboxes, vehicles, or other obstacles. Wheels should face the residence, and lids must remain securely closed.

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MESSAGE FROM THE HOA



Addressing Amenity Usage and Security Concerns

IMPORTANT

Overview of Recent Issues

Over the past several months, multiple reports have highlighted ongoing conflicts between Monterra owners and non-Monterra owners.

These conflicts have included unauthorized usage of community areas and inappropriate behavior, raising concerns about the safety and well-being of residents and guests who use the facilities as intended. Such incidents are a violation of established community rules.

HOA Board Response

The HOA Board is actively addressing these issues.

Direct communication has taken place with the Fate City Manager, the Fate DPS Director, and the Fate Planning Director to voice concerns regarding non-resident use and vandalism of HOA property. **It has been confirmed that the amenity center, playground, sports court and surrounding grass areas are private property belonging to the association.** Any non-owner accessing these facilities outside of the established rules is committing a criminal act, which should be addressed by local law enforcement. Non-member residents found on HOA property can be asked to leave or may be subject to criminal trespass charges.

The HOA Board retains the authority to regulate and restrict access to these areas as necessary. To enhance security, the Board has agreed to install additional 'No Trespassing' signs throughout the property. All required documentation has been filed with Fate DPS, enabling enforcement of trespass and vandalism incidents without the need for Board Members to be physically present. **The Board is also evaluating the expenses associated with installing security cameras and introducing FOB access to the sports court.**

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Facility Rules and Resident Responsibilities

To promote a safe and pleasant environment for all, residents are reminded of the following guidelines:

- Violations of posted facility rules may result in suspension of amenity privileges.
- Access gates must remain closed at all times, and each member should utilize their own FOB or code to enter the facilities.
- Do not share access credentials, such as key fobs or entry codes, with non-residents.
- All children and guests must be supervised while using the facilities; unsupervised individuals may be asked to leave.

Reporting and Communication

The HOA encourages all residents to contribute to a secure and respectful community atmosphere by taking the following actions:

- Report any suspicious activity immediately to the Fate Police Department by calling 911.
- Notify the HOA at 214-705-1615 during business hours or at 972-382-6509 after business hours.

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STORAGE REQUIREMENTS

Following collection, containers must be removed from the curb by the evening of the scheduled pickup day, as outlined by the City of Fate's Trash policies.

Containers may not remain in public view and must be stored in one of the following ways:

- Inside the garage
- In the backyard
- Behind an approved screen, such as a fence panel, landscaping, or near an air conditioning unit

ENFORCEMENT PROCESS

In the event of non-compliance, the Association will follow its established procedures:

1. Courtesy notice with a correction period
2. Formal written notice with the option to request a hearing
3. Referral to legal counsel, if necessary

The purpose of this process is to preserve the overall appearance and integrity of the Monterra community, ensuring a clean and orderly environment for all residents.

ADDITIONAL INFORMATION

Homeowners interested in screening options can submit an Architectural Control Committee (ACC) Request for review.

Copies of the CC&Rs and the Fine Schedule are available [here](#).

**Mark your calendar
and join in the fun!**

CHRISTMAS TREE LIGHTING
Friday, December 5, 2025
6:00PM-9:00PM

Fate City Hall
1900 CD Boren Pkwy



The Polar Express Train Rides

Hop on one of the two mini trains and travel around City Hall looking at dazzling Christmas Lights.

Reindeer Games

Kids can enjoy holiday themed Bounce Houses, Rides, and Activities!

Christmas Crafts

Warm up while making hand-made ornaments or color a holiday picture!

Hot Cocoa Bar

Enjoy a warm cup of cocoa and top it to your heart's desire with marshmallows, candy cane bits, and whipped cream!

Cookie Bar

Grab a fresh cookie to enjoy while getting a photo with Santa or while enjoying the Christmas Choir performances.

Candy Canes with Santa

After getting your photo made with Santa at the large Christmas Tree, grab a candy cane!!

Yule Log S'more Pit

Guest can grab a S'mores kit and roast their marshmallows at our open fire pit.

GETTING TO THE EVENT

Parking is located at Miss May Vernon Elementary and Bobby Summers Middle School. We encourage attendees to ride our complimentary shuttle. Shuttle stops are listed on the map below, and begin at 5:00 pm.