



MESSAGE FROM THE BOARD

Dear Monterra Residents,
On behalf of the Board of Directors, I'd like to extend a warm welcome to all new and existing residents in our community.

We're proud to have such a vibrant and engaged neighborhood, and we thank you for helping make it a great place to live.

As we enjoy the rest of the summer season, we're also looking ahead with excitement to the completion of the Phase 2 lots this fall and the continued growth of our community. It's an exciting time, and we look forward to welcoming new neighbors and seeing our neighborhood flourish and our Association strengthen.

We hope your summer is filled with relaxation, connection, and sunshine. Please don't hesitate to reach out with any questions or ideas—your input helps keep our neighborhood thriving!

Warm regards,
Melissa Zubik, President

Important

CC&R'S CORNER

UNDERSTANDING MONTERRA'S CC&RS

The Covenants, Conditions, and Restrictions (CC&Rs) for the Monterra of Fate Owners Association were officially filed with Rockwall County in April 2023. These governing documents outline the rules and guidelines for all Monterra homeowners, who agree to abide by them as part of the home-buying process.

WHY CC&RS MATTER

The CC&Rs are designed to protect and enhance the quality of life in our community. They help ensure consistent standards for property use, upkeep, and appearance, which benefits both homeowners and the HOA by preserving property values and fostering a cohesive neighborhood environment.

WHAT HAPPENS IF THERE'S A VIOLATION?

If a homeowner is found in violation of the CC&Rs, such as through unapproved changes, improper use, or other non-compliant actions, the HOA follows a fair process. This may include a courtesy notice with a correction deadline, a formal written notice with the opportunity for a hearing, and, if necessary, referral to legal counsel. The goal is always to maintain a respectful and well-kept community for all.

Homeowners can find copies of the CC&R and Fine Schedule [here](#).

MESSAGE FROM THE HOA

Dear Neighbors,

My name is Lance Megyesi. I was on the Fate City Council when Monterra was first conceived and experienced all the legal battles and changes that transformed into what we have today. We purchased our home in Monterra in February 2024 and moved in during December.

Like you, I have a vested interest in our neighborhood and am committed to ensuring our home values increase. It's important to remember that Monterra is less than two years old, and typically HOAs remain under developer control until 90% of the homes are sold. It is unusual for a developer to start involving residents early, which indicates their interest in homeowners' concerns.

Remember, when we moved into this neighborhood, we all agreed to the Covenants, Conditions, and Restrictions.

We may not like some of the rules and there are many different points of view (just look at the Facebook page) but we need to have a base set to keep the risk to the HOA low. **I promise to communicate, and I will always be honest with the information. Every decision will always be in the best interest of the HOA as a whole.** I will work to make sure our rules are applied consistently and that there is a process that does not make it seem so arbitrary.

ABOUT LANCE MEGYESI

I moved to Phase 1 of WoodCreek in 2005 from Portland, Oregon, with my wife Paula and daughters. I hold a degree in Computer Science and have a strong background in Finance. In 2012, I ventured into city politics and was elected to the City Council in 2014, serving until May 2025. During my tenure, I held three City Council seats, served as President of the Fate EDC, sat on the P&Z Board, was a member of multiple PID boards, and served on the Fate Public Facilities Corporation and the Rockwall County Open Space Alliance board. These roles provided me with invaluable insights into local government, land development in the City of Fate, and the operations of local boards.

MID-YEAR ASSESSMENTS ARE DUE.



Please note that the second portion of the semiannual assessment was due on July 1, 2025. However, you will have until July 31, 2025, to submit your payment without penalty.

If you anticipate needing additional time to make your payment, we encourage you to contact management as soon as possible to discuss setting up a payment plan. **Visit the online portal at <https://lswpm.cincwebaxis.com/>**

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Michael Shelley is a gifted chef from Southern California who has worked in top resorts and restaurants and is a Le Cordon Bleu graduate from Pittsburgh, PA. Chef Mike was part of the Mobile Five Star team at Studio Restaurant at Montage Resort in Laguna Beach, Ca. Since then he has gone on to work for the St. Regis Monarch Beach, Pelican Hill Resort Newport Coast, the Bazaar at the SLS Hotel Beverly Hills and a personal chef. Chef Mike brings what he learned in his 20 years of cooking to Fate, TX.

MONTERRA MEANS BUSINESS!

Our community is fortunate to have many residents who are business owners with products or services to share with each other!

Starting with the fall 2025 issue, we will highlight a maximum of five (5) businesses with a brief write-up and contact information.

Your business can only be highlighted once per year in the newsletter.

Submit your logo, a maximum of two (2) sentences about your company, and contact information for neighbors to reach out directly.

Please submit your information directly to the newsletter editor:
Patty Stern, patty@groupdmm.com
Mobile/Text: 214-674-9554

The deadline date to submit required information for inclusion in the Fall 2025 Monterra HOA Newsletter: Friday, September 19, 2025



School Starts August 12! Monterra Bus Stop Information

The summer goes by much too fast, and suddenly, it's time for our precious children to return to school!

There are several stops along the school bus route in the Monterra neighborhood. To find the closest bus stop near your home, [click HERE](#) and put your address in.



MESSAGE FROM ANDREW GREENBERG, THE MAYOR OF FATE

Hello Monterra!

Summer is in full swing! Kids are out playing in the parks, ice cream is practically a food group (and if you haven't made your way to It's Fate Creamery downtown yet, consider this your official sign!), and the pool is calling everyone's name. I'm grateful for the chance to connect with you through this newsletter and share what's happening in our great city.

The City Council is diving deep into budget season. This time of year, we are hard at work shaping the financial roadmap for the upcoming fiscal year; giving direction to city staff and making sure we're heading toward the kind of community we all want to build.

While the full proposed budget is available online, the next few weeks are a key opportunity for you to get involved and share your thoughts! Be on the lookout for updates about our August 4th, 11th, and 18th City Council Meetings. Click [HERE](#) to learn more.

The August 11th meeting includes a public hearing, and we'd love to hear from you in person at City Hall. Then, on August 18th, we'll vote to finalize the budget. There are many exciting things happening in and around Fate, and we have a lot to look forward to; I want to make sure you're in the know!

Click [HERE](#) to check out our Economic Development page to see what's coming. Hope to see you around town—whether at City Hall, downtown, or in line for a scoop of ice cream. Stay cool out there!

In service to YOUR Fate,
Andrew Greenberg



**Downtown Fate is the place to be for thoughtful, fun activities.
Mark your calendar and join us for these great events!**

AUGUST 9TH AND SEPTEMBER 13TH

Farmer's & Artisan Market with live music and children's activities from 9 AM to 1 PM 110 Greenhill Ln.
Downtown Fate at Fate Station Plaza.

SEPTEMBER 20TH

Celebrate Fate
Starts at 5 PM

Robert Smith Family Park 1220 CD Boren Pkwy.

