Happy New Year to all! 2011 and its record-breaking summer is long gone but its effects linger. Some of the trees and bushes in the common areas were lost to the drought and had to be removed. The sprinkler system also suffered the effects of shifting grounds and we had to contract some repairs. Fortunately, the irrigation controllers installed last year helped us minimize the impact of the drought while conserving water. We all missed the Fall Color plantings this year but the Board voted to delay any new plantings while the drought is upon us and watering restrictions are in effect. The only exception was a patch of groundcover at the Renner entrance that was replanted in late fall.

The New Year brought new laws passed by the Texas Legislature regulating the operation of homeowner associations. The Creek Hollow HOA Board plans to be in full compliance with the law, and we will make every effort to limit the impact of the new regulations on the HOA dues.

Our finances are strong, with over $49,000 in reserve, and over $63,000 in operating funds. This comfortable position is mainly due to the responsible way in which Creek Hollow homeowners are paying the HOA dues. Total delinquencies are very low compared to other associations in North Texas, with $5,255 owed by only 23 out of the 576 properties in the association.

Committee activity is thriving thanks to our neighbors that generously contribute their efforts for the betterment of our community. Consider volunteering to one of the committees; it is fun and rewarding. You can find the contact information in the Creek Hollow HOA website, www.creekhollow.net.

- The communications committee launched this new website with an updated look and easier navigation. I encourage you to log on and browse around. You can find contact information for the Board and the committee members, photos of recent social events and Yard-of-the-Month winners, and information on upcoming events and Board meetings. A lot of information is being distributed by e-mail, so please contact the association manager or someone on the committees to have your e-mail added to the distribution list. Don’t be left out!

- The Crimewatch Committee continues to provide an invaluable service to the community. Richardson Police Chief Jim Spivey emphasized the importance of the Crimewatch movement in his update to the city-wide HOA presidents this month.

- The Architectural Committee keeps our neighborhood in good shape by encouraging and helping homeowners comply with the architectural standards set in the association covenants. As the subdivision matures we are seeing a number of fences that are in need of repair, and the Architectural Committee is developing uniform guidelines for fence maintenance that will be published shortly.

- The Landscape Committee has made a recommendation for the HOA to participate on the Calloway’s Good Neighbor Program, with exciting benefits to the homeowners and Yard-of-the-Month awards.

- The Social Committee organized an Easter Egg Hunt and, in cooperation with the Crimewatch Committee, won the Outstanding National Night Out Party Award in the city, the third for Creek Hollow.

We look forward to this year’s activities and projects. Please contact the Board or Committee members, or the association manager with any questions. We are your neighbors. We are here to help.

Ivan Rodriguez, HOA Board President
NEW HOA LAWS IN TEXAS

Several new HOA (homeowner association) laws have recently been enacted in Texas. Prior to the 2011 Texas legislative session, there were very few HOA good-governance laws in the state. There were numerous attempts in prior legislative sessions to pass laws mandating open meetings, open records, open voting, and other good-governance parameters for Texas HOA residents. Unfortunately, nearly all failed. However, Texas homeowners achieved victory on many aspects of HOA governance in the 2011 legislative session.

Numerous laws enacted by the 2011 Texas legislature provide good-governance parameters for HOA homeowners. These include HB 2761, SB 472, HB 1228, and HB 362. The new Texas HOA legislation:

- Mandates open records.
- Mandates standards for (1) records retention and (2) records production.
- Allows homeowners to sue in local justice of the peace courts for remedies if the HOA does not produce records.
- Mandates that key governance documents must be (1) filed with the County and (2) posted on the HOA website.
- Allows all owners to (1) vote in HOA elections and (2) run for the HOA board (unless convicted of a felony or crime of moral turpitude).
- Provides for an independent election recount mechanism.
- Establishes a priority of payments (i.e. assessments = first; fines/legal fees = last)
- Allows solar devices on private property, given certain parameters.
- Mandates various voting techniques, including proxy voting.
- Mandates that the HOA board must have at least one-third control by residents.
- Mandates that HOAs must allow rain harvesting devices, flag poles, and religious displays on front doors.

Implementation – Some of these new HOA parameters went into effect on September 1, 2011; others went into effect on January 1, 2012. In order to implement these new parameters in Creek Hollow the Board will be taking action to (1) revise the elections policy, (2) create a records copying policy, (3) create a records retention policy that at least matches the requirements of HB 2761, (4) revise the Design Guidelines to allow the solar devices as prescribed in HB 362, (5) ensure that all appropriate governance documents (including the latest version of each) is posted on the Web Portal and filed with the County, (6) instruct management to provide records to homeowners without the need for them to file lawsuits, (7) revise the Design Guidelines rules on flag poles to comply with HB 2779, and (8) implement many other details.

For a more comprehensive overview of the recent changes to Texas HOA statutes you are encouraged to visit the attached web site. The legal offices of Butler Hailey have compiled an impressive overview of all the changes affecting HOA operations.

www.butlerhailey.com/attachments/wysiwyg/1/4-Subject%20Overview%202011%20HOA%20Laws.pdf

WHAT ARE THE RULES REGARDING HOME PROJECTS?

Did you know that any alterations made to the exterior of your home need to be approved by the Creek Hollow Architectural Review Committee (ARC) before construction begins? According to the Creek Hollow HOA governing documents, all requests for improvements must be submitted in writing to the ARC for review. These changes must also comply with the HOA covenants provided to you when you moved in. If you can’t find your copy then you can find them on the Creek Hollow website at www.creekhollow.net/hoadocuments.htm. This approval process applies to all modifications to the exterior of your home, including, but not limited to:

- Roofs
- Fences
- Drive or Parking Extensions
- Exterior Painting
- Pools and Spas
- Patio Covers
- Home Additions
- Gazebos
- Storage Buildings
- Mailbox Replacement

To request approval, fill out an Architecture Review Committee (ARC) Form with a description of the improvement and submit drawings or diagrams for illustration. Please include building materials, the size of the structure or improvement, applicable paint or stain colors, drainage alterations, equipment placement, etc.

ARC Forms may be found on the Creek Hollow Web Site at www.creekhollow.net/committees-architecture.htm. The ARC has fourteen (14) days from the time of their receipt of the ARC request to review a submission and respond to the homeowner. To expedite, please email your completed forms to architectural@creekhollow.net. If you do not have access to email, then you can mail the completed form, along with all supporting documents, drawings, photographs, etc. to:

Premier Communities  
c/o Creek Hollow HOA  
3102 Oak Lawn Ave, Ste 202  
Dallas, TX 75219

ARC forms sent via the postal service will begin processing upon receipt from the ARC committee so will take longer than 14 days. If you have already started or completed a modification, the association documents still require that you apply for approval.
Oversized Vehicles, Trailers, and Home Businesses

As part of the City of Richardson's Neighborhood Vitality and Integrity Strategy, which was adopted to promote attractive and healthy residential areas, City Council recently approved several amendments to the Code of Ordinances. These enhancements are intended to promote consistency in residential parking requirements as well as update the rules for operating a business in the home. The following is a summary of these new standards.

**Oversized Vehicles**

Under the new rules, motor vehicles, vans, buses, trucks and other similar vehicles are prohibited in residential neighborhoods if they are greater than 23 feet in length, eight feet in width or 10 feet in height. Tow-trucks, dump trucks, concrete mixing trucks, semi-tractors and other similar vehicles are prohibited entirely, regardless of size. The new rules do not apply to vehicles that are in a neighborhood for loading or unloading passengers, freight or merchandise; permitted recreational vehicles; or vehicles used in the operation of a school, childcare center, assisted living center, etc.

**Trailers**

The new rules permit trailers to be parked in residential neighborhoods so long as they are screened from adjacent streets. The rules prohibit, however, the parking of trailers on vacant property, within the front yard between any front building wall and the street, or in the side yard between the side building wall and the street on corner lots. Trailers may be parked in a side or rear yard of a residence as long as they are screened from the adjacent street by a six-foot wooden fence or a landscaping screen wall. Once again, the new rules do not apply to vehicles loading or unloading passengers, freight or merchandise; permitted recreational vehicles; or vehicles used in the operation of a school, childcare center, assisted living facility, etc.

**Home Occupations**

Several changes have been made to the definition of a legal home occupation. The changes further detail the conditions in which businesses may legally operate out of a residence. Some of these changes include:

- **Exterior signage.** Although exterior signage and displays are still prohibited, the changes allow for one vehicle with business signage to be parked on the property in public view.
- **Offensive activities.** The home occupation cannot create any condition that is offensive by reason of odor, noise, smoke, vibration, electrical interference, dirt, or heat in excess of those normally found in residential areas.
- **Building Alterations.** Building alterations cannot change the residential character of the home and the owner cannot engage in any activity that would indicate from the outside of the structure that the premises are being used for anything other than a dwelling.
- **Incidental sales.** Sales that are incidental to a service and orders previously made by telephone, Internet or at a sales party may be filled on the premises.
- **Repair and service.** The home business cannot involve any type of repair or service of vehicles, internal combustion engines, large equipment or large appliances on the premises.

For detailed information on each of these new ordinances, please contact Neighborhood Services at 972-744-4166 or visit us online at www.cor.net.
Neighborhood Services on the web

Never before has it been so easy to locate information on City codes, City services, homeowners associations and policies and programs associated with the City’s Neighborhood Vitality & Integrity Strategy. The City of Richardson has implemented a new Neighborhood Services Website available online at www.cor.gov that contains all of this information and more. In just a few clicks visitors can access important information that Richardson Residents need.

Resources

The new website is part of the increased focus on neighborhood vitality and integrity. Visitors to the website will find a wide range of resources residents need to stay informed and connected. Residents can access program details and information on City Codes by choosing one of the 5 categories along the top of the page.

The Neighborhood Services home page introduces the Neighborhood Services Division and related programs as well as providing a spring board to the rest of the site.

Useful information about related programs such as community revitalization, city trash collection, crime prevention and more can be located quickly and easily. A news/publications link offers residents access to important news articles and brochures on Neighborhood Services, the Neighborhood Integrity program, Volunteer Program and the Neighborhood Vitality and Integrity Strategy. Brochures are in both English and Spanish. City codes and ordinances are easily accessed providing residents with information related to address numbers, yard parking, fences, tall grass and weeds, home businesses and much more. In addition a list of frequently asked questions offers answers to many questions and provides contact information for the Neighborhood Services staff.

Information

A helpful navigation bar along the left hand side of the Neighborhood Services homepage directs visitors to information about Neighborhood Services Programs and Richardson homeowners associations as well as contact information for the Neighborhood Services staff.

- Neighborhood Integrity
  The Neighborhood Integrity section introduces the Neighborhood Integrity Program created to help maintain property values. Visitors will also find information on the most common code violations.

- Neighborhood Enhancement
  Visitors browsing the Neighborhood Enhancement section will find details on the program as well as current and future initiatives.

- Neighborhood Relations
  The Neighborhood Relations page describes the various ways that Neighborhood Services is working with residents and homeowners associations to promote neighborhoods, and build greater community and stronger leadership.

- Homeowners Associations
  Under Homeowners Associations visitors can access Richardson Homeowners association websites and a map identifying the location of each association.

- Express a Concern
  This important feature allows Richardson residents to voice concerns and send comments to the Neighborhood Services staff.

For more information please call 972-744-4166 or visit us at www.cor.net/NeighborhoodServices/Homepage.html
On the Fence

Fences are often a feature of our homes that are taken for granted, but serve various purposes for residents and neighborhoods. A well-maintained fence, properly installed, can dramatically alter the appearance of your property as well as add substantial value and improve "curb appeal." Fences provide privacy, define territory and increase our sense of security.

What you need to know

Richardson homeowners and residents are responsible for the upkeep and condition of the fence around their property. Fences that are leaning at a 20% angle or more in either direction or that are missing slats or sections are in violation of City code and must be repaired or replaced.

All damaged or missing portions of a fence need to be replaced or repaired with comparable materials that match the remaining portion of the fence. This does not pertain to new wood fence sections that have not had a chance to age from time and weather.

Fencing materials not allowed in the City include plywood, barbed wire, razor ribbons, sheet metal, corrugated steel, fiberglass panel or electric fences.

Screening fences are required around all swimming pools as well as open storage areas to keep them hidden from public view. Open storage refers to items stored in the front, rear or side yard, carport or unenclosed porch that are not typically found outside and occupy no more than 1% of the lot. Outdoor furniture, planters and children’s toys are not considered outside storage.

Fences in your front yard can be no higher than two and a half feet and fences on the side or back of your property should not exceed 8 feet. A 4-foot or taller fence is required around a pool. Fences are not allowed on corner lots where their placement might obstruct the vision of motorists on the public streets.

If you plan on installing or replacing more than 25 percent of an existing fence, you will need to obtain a building permit. The fee for a permit is $15. To obtain a permit you will need to contact the Building Inspection Department located at 411 W. Arapahoe Road, Room 108, or via phone at 972-744-4180.

We're in it together!

The City of Richardson’s Neighborhood Services Division is working with homeowners and residents to sustain vital neighborhoods and ensure that Richardson continues to be a beautiful city that we all enjoy. As part of our continued effort to help keep Richardson clean, safe and beautiful, Neighborhood Services maintains an aggressive enforcement of code violations. The typical process for addressing fencing violations includes a verification of registered complaints, written notice of violation and an abatement period. Continued violation of fencing ordinances can result in a citation with penalties.

For more information please call 972-744-4166 or visit us online at http://www.cor.net/NeighborhoodServices/Homepage.html
How are those New Year’s resolutions coming along? Well, it’s not too late to resolve to get to know your neighbors! We’d like to invite everyone to consider joining the Creek Hollow Social Committee whose mission is to foster a sense of fun and community in our neighborhood. Whether you have just a few minutes or a few hours to contribute, Social Committee can put your talents to good use. Here’s a sneak peak at our plans for 2012.

- Friday, February 17--Progressive Dinner (Adult Event)
- Saturday, March 31--Easter Egg Hunt (Rain Day April 7) (Family Event)
- Saturday in June --Creek Hollow Rough Rider Night (Family Event)
- Tuesday, October 2--National Night Out (Family Event)
- Friday, November 2--Chili Cook-Off (Adult Event)

Be sure to LIKE Creek Hollow on Facebook, or check our website www.creekhollow.net for the latest updates and details.

To find out more about the Social Committee, send an email to Jackie Rodriguez at SocialChair@creekhollow.net.

YOU’RE INVITED!
NEIGHBORHOOD PROGRESSIVE DINNER
FRIDAY, FEBRUARY 17TH@6:30 PM

Creek Hollow’s Social Committee has just announced a Progressive Dinner on Friday, February 17th starting at 6:30 PM. This fun adult-event is a great opportunity to meet neighbors and build that community spirit that makes Creek Hollow a great place to live. Participants will tour three host homes to share appetizers, dinner, and desserts.

The deadline to sign-up is Friday, February 10th. To sign-up and get details, please contact Jackie Rodriguez at SocialChair@creekhollow.net.
CREEK HOLLOW HOMES MEET COMMUNITY INTEGRITY PROGRAM STANDARDS

The Richardson Community Services is committed to working closely with residents to keep neighborhoods looking their best! Each month inspectors from the city tour the streets and alleys of the neighborhood inspecting properties to create a healthy neighborhood through a proactive and fair and reasonable enforcement of codes and ordinances.

Incidents are reported to the homeowner by letter. The letter details the incident and specifies the date of reinspection. In the interim, the homeowner takes action to resolve the reported deficiency. The city assures us that are only interested in the improvement of the neighborhood and will work with every homeowner until the deficiency is corrected.

These are the items reviewed by the inspectors.

Address Numbers
Address Numbers must be posted on the curb or curbside mailbox and on the front and back of a residence on the home, garage, fence, or other structure between 3 and 10 feet off the ground.

High Grass and Weeds
Grass and weeds are in violation when they reach a height of 12 inches.

Vegetation
Trees, bushes and other vegetation must be kept trimmed 7 feet above sidewalks, 14 feet above streets and alleys, and 1 foot back from the alley pavement. All vegetation should also be kept trimmed so that it does not obstruct the view of motorists or pedestrians using public streets and alleys.

Fences
Fences should be maintained so that they do not lean severely and are not missing slats or sections.

Yard Parking
Residents may not park vehicles on grass between a front building wall and the street, or between a side building wall and the street on corner lots.

Junk Vehicles
Junked vehicles, which are vehicles that are wrecked, dismantled or inoperable and do not have a current registration or safety inspection sticker, cannot be parked in public view.

Minimum Property Standards
Residents are responsible for maintaining homes and businesses by keeping the exterior (brick, wood, siding, roof, windows, doors, etc.) free of holes and other defects. All wood surfaces must be painted and in good condition.

Open Storage
Open storage is defined as the placement of an item that is not customarily used or stored outside, or that is made of a material that is not weather resistant in an unenclosed outdoor area for more than 24 continuous hours.

Open storage is prohibited in the front yard, on a front porch, under a carport, or any other unenclosed area. All items stored outdoors must be screened from adjacent properties, streets and alleys by a 6-foot, solid wooden fence.

Home Occupations/Garage Sales
Home businesses are permitted in Richardson so long as they are incidental to the primary use of the premises. A residence may conduct up to three garage sales per year. Each sale may last no longer than three consecutive days.

The residents of Creek Hollow are commended for their high compliance rate with the city community Integrity Program.
Our committee goal is to keep residents informed of community events and news, and of important city and state events that affect homeowners. Over the past year we have been improving our methods for communication and intend to expand those further in 2012. The Creek Hollow web site at www.creekhollow.net has been remodeled and is now being kept up-to-date with the latest neighborhood information.

The Creek Hollow facebook page at www.facebook.com/pages/Creek-Hollow-Estates-Richardson-TX/114408378587379 is up and running with the latest information on community events. All you facebook users go check us out and “Like” us to receive notifications of updates.

The Creek Hollow Neighborhood Email distribution is growing and is the best way to receive neighborhood communications. To add your email to this list, just contact us at communications@creekhollow.net and provide your name, address, and email and we will get you added. To increase the number of our e-mail addresses, we are also individually canvassing each home in the neighborhood. When one of our HOA representatives comes to your door and requests updates to your e-mail information please respond. Our goal is to provide you with the latest neighborhood important information to allow you to take appropriate actions to ensure the safety and well being of your family. Our police contacts say that crimes seem to increase after neighborhoods mature ten or more years in age. Only by having your e-mail can we inform you in a timely manner of items that can have a direct bearing on your safety and the value of your home investment. For the last seven years, the committee’s goal has been to record the e-mail of each family in Creek Hollow. In 2012, we shall meet that goal.

But, it can only happen with your assistance. Please help.

We have a goal to provide quarterly newsletters to give you notice of upcoming events, reviews and photos of past events, and informative articles relevant to our neighborhood. We plan to add new features to the newsletter that will introduce you to the many interesting persons of our community. We are beginning to distribute New Neighbor Welcome Packets this year to those new homeowners that are joining our neighborhood. We know that you want us to make them more welcome to our community. If you have any ideas to help us improve communications or would like to volunteer to help us with this endeavor, then please contact us at communications@creekhollow.net.

Our goal is to make everyone in the Metroplex wish they could move to Creek Hollow.

The primary purpose of the Creek Hollow Crime Watch program is to enhance safety awareness in our community by providing information on crime activity in our area, passing on tips on how to prevent crimes, and organizing a neighborhood network to help the police watch for and prevent criminal activity.

The overall crime in Richardson is down 6% in 2011 from 2010. Higher awareness, more alert neighbors, and increase in crime patrol units have all gone toward making Richardson a much safer place to live. In Creek Hollow Estates our total reported crime in 2011 was almost half of what was reported in 2010.

We now have a growing Crime Patrol Unit which drives the neighborhood during the day and in the evenings as a deterrent for criminals. The volunteer patrollers may never see the criminal, but are many times an incentive for criminals to move to another area.

Crime Watch needs you to help us be more effective.

- If you want to be included on the Creek Hollow Crime Watch notification email list, then please contact us at crimewatchchair@creekhollow.net. Just provide your name, address, and email and we will get you added to the list.

- If you would like more active participation, then you can volunteer to be a Block Captain for your street (or even a portion of your street). All we ask of the Block Captains are to help us collect email information for the neighbors on your street so we can keep them informed of crime watch notifications and other neighborhood communications.

- If you have a few hours a month to help with Crime Patrol, simply fill in the on-line application at www.cor.net/PDPrevention.aspx?id=4418.

If you know of a crime or have been a victim of a crime no matter how small, please let the Richardson Police know about this. They use this information to help determine where crime activity is increasing. With this knowledge they can increase patrols in areas that are being targeted. You don’t always have to call 9-1-1. You can report crimes online now. Go to the Richardson Police web site at www.cor.net/PD.aspx and select Online Police Reporting. A better informed community is a safer community. Please help us keep Creek Hollow safe.
Timely Tip for February Gardeners: February is a great time to gear up for Spring planting!

Treat your special Valentine this year with fresh, living flowers. America’s favorite flower, the Rose, can be planted and enjoyed all year. Cool season flowers such as Pansies, Primrose or Cyclamen can also be planted in containers to give a burst of color to your landscape, patio or garden. And don’t forget about indoor plants. Indoor houseplants can beautify your home and purify the air. Gloves, tools, wind chimes also make great gifts. The list is endless, let your imagination “grow green” as you peruse your local garden center!

Please join us for FREE in-store clinics on informative and timely gardening topics this month. Clinics begin at 10:15 a.m. and are facilitated at every store.

Saturday, February 4: Spring Green in Your Lawn (10:15 a.m.) Be the envy of your neighborhood this year. Stop weeds with pre-emergents! Learn how to maintain a lush lawn.

Saturday, February 11: Creative Container Flowers (10:15 a.m.) Learn to design your own container garden using exotic blooms and foliage with plants like Orchids, Bromeliads, Cyclamen and more!

Saturday, February 18: Earth-Kind® Gardening (10:15 a.m.) Informal talks by Master Gardeners presenting conservative concepts including the beauty and practicality of Earth-Kind® Roses.

Saturday, February 25: Water-wise Gardening (10:15 a.m.) Learn the ways to conserve our precious water resources, yet maintain a glorious garden! Native plants and Earth-Kind® approaches. Don’t forget to join us for one of the biggest gardening events of the year – Gardenfest! Learn more at www.calloways.com/gardenfest. For more gardening information, visit www.calloways.com. Hope to see you in the garden soon!

Timely Tip for March Gardeners: March is Prime Time for Spring Gardening!

The weather is warmer, and the days are getting a little longer. It’s time to get outside and prepare your garden and lawns for Spring. Enjoy a weed-free lawn by applying a pre-emergent to prevent Summer broadleaf and grassy weeds. Green Light Crabgrass Preventer can be easily applied using a fertilizer spreader. Make your home instantly pop with color by creating container gardens. Simply select an appropriate-sized container, choose a well-blended potting soil, secure plants with similar light and watering requirements, plant them, decorate with mulch and enjoy! For those of you who choose to garden with a purpose, start your own vegetable and herb garden today for Summer harvesting.

With a little sweat equity, you’ll be enjoying the fruits of your labor in no time!

If you need specific help with your next gardening idea or project, please join us for FREE in-store gardening clinics this month. Clinics begin at 10:15 a.m. and are facilitated at every store.

Saturday, March 3: Vegetables in Containers (10:15 a.m.) Love the flavors of the home-grown vegetables, yet have little time or space...see how easy it is to grow your own vegetables and herbs in containers. Gardening experts are ready to share oodles of tips!

Saturday, March 10: Spring Vegetables and Herbs (10:15 a.m.) Grow your own fresh, healthy food. Get expert tips about planting and growing edibles!

Saturday, March 17: Groundcovers in the Landscape (10:15 a.m.) Tired of that brown patch under your tree? Or mowing a steep slope in your yard? Groundcovers offer an attractive alternative.

Saturday, March 24: America’s Favorite Flower: The Rose (10:15 a.m.) Learn how to succeed with Earth-Kind® Roses, climbers, miniatures, grandifloras, floribundas and groundcover Roses!

Saturday, March 31: The Edible Festival – Encore! (10:15 a.m.) Enjoy the flavors of home grown veggies and herbs. Let our experts help you get started with basic planting instructions and variety.

For more information, visit www.calloways.com. Hope to see you in the garden soon!
Congratulations to the September Yard of the Month Winners.

2011 Yard of the Month Theme Winners

Congratulations to the October Yard of the Month Winners.

Congratulations to the November Yard of the Month Winners.

We at the Creek Hollow Landscape Committee want to thank these winners for their outstanding work in keeping our neighborhood beautiful.

2012 Yard of the Month

The Creek Hollow Yard of the Month program will resume in March. We are now partnering with Calloway’s “Good Neighbor” Program. With this we will now enjoy the following benefits supplied by Calloway’s:

- Monthly garden tips for our newsletter and web site
- Monthly gift certificates provided as awards for “Yard of the Month” winners
- Special savings coupons offered to residents living in the Creek Hollow neighborhood