



Welcome
to
Tall Tree

*Where we are happy to
call you neighbor.....*

WELCOME TO TALL TREE

As a new property owner we look forward to getting to know you as you get to know us. We hope you will enjoy your Tall Tree community.

As is required for owning property in this gated community there are certain requirements and regulations that are incumbent upon you. We urge you to familiarize yourself with the following documents obtainable either at the office or on our website:

- 1) Restated Declaration of Covenants and Restrictions
- 2) Restated Bylaws
- 3) Property Owners Policy Manual
- 4) Franklin County Water District Rules and Regulations

Being familiar with these documents will enhance your understanding of how Tall Tree functions and what expectations you may have of us.

Please approach the Property Manager or any Board member with any questions or concerns you may have.

In addition, our website is full of information such as Club House use and rental, swimming pool use, boat trailer storage, construction permitting and fees, etc.

Our monthly Board meetings are scheduled for the second Tuesday of each month at 5:30 PM in the Club House. All property owners are welcomed and encouraged to attend.

Our annual meeting is in October on a Saturday to be determined by the Board. The meat and 'fixins' are provided by the POA with property owners bringing side dishes and desserts. This is a great time to "meet and greet" a lot of the residents. This is the time Board members are elected.

There are numerous opportunities to volunteer both in our community and outside our community. We encourage you to become active and engage in a worthwhile endeavor and to share your talents.

Here in the development there is the ladies coffee club that meets occasionally to socialize and chat. The men have poker night every Wednesday night in the club house. They would be eager for you to join them and donate your two or three dollars to their winnings!! There is the once a month Thursday night dinners in which folks gather to enjoy good food and fellowship at different local restaurants.

Every Fourth of July we are blessed with a wonderful fireworks show here on the lake. They are held at Mary King Park (south side of lake) and can be viewed from numerous points on the land or from your boat. It is not uncommon to see boats resembling an armada for the show. And the show is put on by one of our very own families. It is a tradition that started many years ago. It is free and donations are accepted to pay expenses. Any remaining funds are donated to our South Franklin Volunteer Fire Department. It is their most successful fund raiser.

The local towns of Mt. Vernon, Mt. Pleasant, Pittsburg, Winnsboro, and Sulphur Springs are vibrant small towns with many events throughout the year. Particularly, the fall is a fun time full of many things to do. Check with the Chamber of Commerce in each town to discover something that may be of interest to you.

Also, take the time to register your phone number (cell and/or land line) with 911. This is done by contacting the sheriff's office. You will receive automatic warnings of potential storms, emergencies, etc.

In closing, there are numerous churches in our area of different faiths. It is easy to locate one of your preference.

Tall Tree Board of Directors

2 / 2015

Tall Tree Property Owners Association

60 Cypress Creek Drive

Mt. Vernon, Texas 75457

903 860-2694

Board of Directors 2024-2025

President:

Ed Parrish 972-922-2213

Vice President:

Leslie Neves 214-205-6281 Variance Committee

Treasurer:

Richard Dearing 325-829-6222 Variance Committee

Secretary:

Angela Robinski 214-727-4116

Sean Finegan 214-499-7719 Board Member

Rory Cherry 469-285-0794 Board Member/Variance

Michael Tuscano 464-491-1940 Board Member

Janet McGinn 903-456-6920 Board Member

Chris Glenz 903-767-1172 ACC/ Variance Committee

Robert Hitt 903-285-5469 ACC Committee

Dominic Crescimanno 903-563-0948 ACC Committee

TALL TREE AS A GATED COMMUNITY

Tall Tree has three entrances regarded as the North Gate (Whispering Pines), South Gate (Red Oak), and the Main Gate (Cypress Creek). For property owners, entry to all is accessible by remote transmitters purchased at the office. Exit is accomplished by approaching any gate slowly so as to activate the sensor to the gate operator.

Entry by visitors is either by a key pad located at the Main Gate using the property owner's private code or by the DoorKing Telephone Entry System. To use the DoorKing system, please follow these simple steps:

- 1) The property owner's home or cell phone number will be programmed into the system when provided to the office.
- 2) Your name and assigned code number are listed on the outside directory. When a visitor enters your code number, the entry system will dial your phone. You will be able to talk to the visitor at the gate.
- 3) If you wish to allow the visitor entry, simply press "9" on your phone. The entry system will place a tone on the line and the gate will open. Then just hang up.
- 4) If you do not wish to allow the visitor entry, press "4" on your phone and hang up. Entry will be denied.
- 5) The entry system allows for approximately one (1) minute of talk time before automatically disconnecting. A short beep will be heard ten (10) seconds before disconnect.
- 6) If you are on the phone when a visitor tries to call you, the visitor will receive a busy signal.

Entry by private code is first established by providing the office with a four digit code that will be unique to you. A visitor may then gain entry at the Main Gate by using the key pad and first pressing the # sign followed by the four digit code. A tone will be heard and the gate will open.

Tall Tree Staff/Amenities

Staff:

Property Manager – Jessica Swatsell
Office Assistant – Hannah McCraw
Lead Maintenance – Thomas Byrd
Maintenance Assistance – Adam Pearson

Amenities:

Club House, Swimming Pool, Tennis Courts, two boat ramps, Fishing Pier, Trailer Parking, and Picnic Area/Pond

News Papers:

The Mt. Vernon News	903 342-5247
Mount Pleasant Daily Tribune	903 572-1705
Winnsboro News	903 342-5247
Dallas Morning News provides daily home delivery	

Marina:

The Cove @ Lake Cypress Springs 903 860-2198

Trash Pick-up:

Live Oak Waste Co.	903-839-1800
Your Choice Disposal	903-573-1760

Area Hospitals & Health Care

Mt. Vernon 903 537-8222
Franklin County Rural Health Clinic

Mt. Pleasant 903 577-6000
Titus Regional Medical Center

Winnsboro 903 342-5227
Mother Francis Hospital

Pittsburg 903 946-5000
UT Health East Texas Medical Center

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Helpful Phone Numbers

Emergency	911
Tall Tree Office (talltreepoa.com)	903 860-2694
Franklin County Water District (fcwd.com)	903 537-4536
Franklin County CAD (franklincad.com)	903 537-2286
Live Oak Waste Co. (trash pickup)	903 839-1800
	866/839-1800
Your Choice Disposal Co. (trash pickup)	903-573-1760
Franklin County Sheriff	903 537-4539
Lake Patrol	(same as sheriff's)
County Extension Agent (franklin.agrilife.org)	903 537-4017
Southwest Electric Power (outage)	888 216-3523
Peoples Telephone (peoplescom.net)	903 763-2214
Cypress Springs Special Utilities (water)	903 588-2081
Ark-Tex Council of Governments (911 add)	888 373-9028

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Places of Worship in Mt. Vernon

New Life United Pentecostal Church	903 588-2031
MVT Oasis Fellowship	903 305-9966
Cypress Baptist Church	903 860-2923
First United Methodist Church	903 537-3616
First Baptist Church	903 537-2322
The Gathering Church	903-305-8706
Grace Baptist Church	903 537-4110
Sacred Heart Catholic	903 537-2174
Grace Lutheran Church	903-860-3749
Good Hope Family Fellowship	903-860-2295
Mt. Vernon Church of Christ	903-537-4129

This list may not be all inclusive of every worship opportunity in Mt. Vernon. Likewise, there are many churches both in the surrounding area and the surrounding communities that one may choose. Engage some of the local full time residents who may be able to direct you to your preferred choice of worship.

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Restaurants in Mt. Vernon Area

Chain Restaurants:

Dairy Queen
McDonald's
Sonic
Taco Casa
Huddle House
Milano's Pizza
Steve-O's Pizza
Golden Chick
Subway
Chesters

Independent Restaurants:

Texas BBQ
Parker's Pizza
Milano's Pizza
Vaughn's Catfish
The Cove & Marina at Lake Cypress Springs
Mt. Vernon Donuts
M.L.Edwards
Chop House
The Bull Pen
The Loading Dock
The Cake Lady Bakery Café

This list is not all inclusive of the dining opportunities in Mt. Vernon or the lake area. There are many fine chain and independent restaurants in the surrounding communities and towns. Most popular are the independent restaurants that thrive on the local population. Each has its own personality and

is fun for small town “America at its finest”. Enjoy the local fare and support your new community!

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Chambers of Commerce

Franklin County (Mt. Vernon)	903 537-4365
Titus County (Mt. Pleasant)	903 572-8567
Wood County (Winnsboro)	903 342-3666
Camp County (Pittsburg)	903 856-3442

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