



# COMMUNITY NEWS

## INSIDE THIS ISSUE:

2nd Annual Lake Ridge Golf Tournament

Public Information Meeting - Lake Ridge Parkway Improvements

New Offices for the Lake Ridge POA

Lake Ridge POA Donates Money for Specialized Fire Fighting Equipment

Oil and Gas Exploration in Lake Ridge

LARAPO Update

National Night Out in Lake Ridge

Gated Community Highlights - The Timbers

Financial Focus: Time to Make Post Recession Investment Moves?

Recent Crimes in Lake Ridge Prompts Block Meeting

What Happens When You Don't Pay Your Dues/Fines

Demolition of Abandoned House

Fire Department's ISO's Public Protection Classification Program

A Message From Your Association Manager and Compliance Coordinator

Annual Canoe Camp

Don't Forget Your Pets During the Holidays

Why Vote "FOR" the Multi-lot Amendment

## Lake Ridge Facts:

- 3,400 total acres
- Over 30 miles of street not including The Summit, The Greens or The Preserve
- 23 acres of manicured, fertilized turf not including the grated communities
- Over 6,000 square feet of right-of-ways are mowed
- 30,000 square feet of flower bed area
- 8,200 pots of plants needed for change in seasonal plants

A PUBLICATION FOR RESIDENTS OF THE LAKE RIDGE COMMUNITY

NOVEMBER 2009

## 2nd Annual Lake Ridge Golf Tournament

by Chad A. McCurdy

**O**n September 26<sup>th</sup> we held the 2<sup>nd</sup> Annual Lake Ridge Golf Tournament at the Tangle Ridge Golf Course located within our community. We had a successful tournament in spite of a difficult economy. We had more sponsors, raised more money and fielded about the same number of golfers as last year. Our goal is to keep improving the tournament, offer more prizes, continue to recruit golfers and sponsors, then everybody wins!

I think it's important to keep in mind why we host the golf tournament in our community. First and most important, it allows us to raise money for worth while charities and shows what a great job Lake Ridge does in giving back to our community. Our hope is that once people see what Lake Ridge has to offer, they will want to become a property owner. The great part of using the golf tournament for this type of venue - we are able to do this at no expense to our property owners.

Once again, I think everyone had a lot of fun and there were lots of prizes awarded. The tournament committee and the Lake Ridge board want to congratulate all of this year's winning teams. The first place team, with a net score of 47.9, was Quy Pham, Long Ngyuen, John Stedman, and Josh Hovard. The second place team, with a net score of 51.2, was Stanley Gruchawka, Bill Stover, Toby Ritchie and Chad (we did not get his last name and unfortunately it was not me). The third place team, with a net score of 54.1, was a three person team of Doris Mason, William Mason, and Edson Cheung.



**First Place Winners:** John Stedman, Long Ngyuen, Josh Hovard and Quy Pham.

The winner of this year's putting contest was Bill Braas, who actually sank the putt. We held the \$100,000 shootout again, and while no one made it, Jesse Jimmerson's shot landed about 3 feet from the cup. This year we added a \$1 million shot to the tournament. Edson Cheung won the right to take the shot, but unfortunately his shot was not holed. We hope they both try again next year, and our goal is to maximize player turnout on the course.

This year we donated over 200 cans of food to the Cedar Hill and Grand Prairie food pantries as a result of the canned food exchange for Mulligan's. We made a \$250 cash donation to the Brighter Tomorrow's Foundation in Cedar Hill from the proceeds of the putting contest. Once we calculate the final expenses from the golf tournament, we will make a donation to Happy Hill Farm and Academy. We will

Continued on page 6

# Public Information Meeting Concerning Lake Ridge Parkway Improvements

by Greg Porter, Deputy City Manager, City of Cedar Hill

Dallas County and the City of Cedar Hill held a public information meeting on June 11 to present concept plans and to obtain public input on scheduled improvements to Lake Ridge Parkway. Mayor Rob Franke and Colonel Don Holzwarth, Director of Public Works for Dallas County, led the meeting with the intended purpose of providing project information, gathering public input and establishing lines of communication throughout the project. The 8 million dollar project, funded 50% by the City and 50% by the County through the Dallas County MCIP program, will entail the construction of two new concrete lanes, repair/reconstruction of selected sections of the existing two concrete lanes, and roadway related drainage improvements. The scope of the improvements is generally from Mansfield Road south to the Dallas County line, a total of approximately 3.3 miles with all proposed improvements within the existing 120 feet right-of-way. A second phase of Lake Ridge Parkway improvements, which will include improvements unable to be funded within this first phase, is scheduled for 2011 in Cedar Hill's Streets & Facility Capital Improvement Program.

In addition to the basic scope of the project detailed above, a number of additional design options are under consideration if funding is available. These options include the addition of a hike and bike trail, bike lanes and sidewalks. Many residents at the meeting expressed a great desire and preference for hike and bike trails separate and buffered from main traffic lanes rather than on-street bike lanes. Attendees generally indicated on-street bike lanes were considered to be far less important to the residents than the hike and bike trail for conveying local pedestrian and bike traffic. Residents also expressed concerns about line of sight visibility at the intersection of Lake Ridge Pkwy and Lake View Drive. Project designers indicated that the planned

improvements will address the line of sight issue. In the interim, residents expressed a desire for a four way stop to be established. The City has completed an engineering warrant study at this intersection. The warrant study supports resident's request of a 4-way stop sign. The 4-way stop sign has been in place since September 15, 2009. Responses to the general questions submitted by residents have been posted on the Lake Ridge web page at [www.cedarhilltx.com/LRP](http://www.cedarhilltx.com/LRP).

The current project time line calls for the final design to be completed by mid November 2009 with bidding and project construction commencing in late Fall. Project completion is scheduled for the Spring of 2011. Construction will likely be sequenced so that the two new lanes will be constructed first, then diverting traffic to the new lanes while reconstructing sections of the existing lanes. This will allow construction activity to progress without a major disruption to traffic and access. Drainage improvements related to this project have already begun.

A public input meeting will be held at Lake Ridge Elementary at 6:00 pm on October 28, 2009 to discuss proposed improvements to Mansfield road, please reference Mansfield Road web page at [www.cedarhilltx.com/MR](http://www.cedarhilltx.com/MR) for detailed information.

## Want to Advertise In Our Community Newsletter?

Contact the Association office for details.  
214-473-2002

## ACKNOWLEDGEMENTS

**Newsletter Editor** - Charlotte Brown

**Advertising Communications** - Pamela Prince, Golf Committee

**Copy Editing** - Carolyn Rollwitz, Communications Committee

**Contributing writers** – Bill Braas, Stacey Copeland, Kay Davidson, Vanassa Joseph, Phil MacDonald, Chad McCurdy, Greg Porter, Pamela Prince, Carolyn Rollwitz, Laura Satterfield and Victor Sobers

# ATTENTION! REAL ESTATE

[www.attentionrealestate.com](http://www.attentionrealestate.com)

Nancy Hardwick  
& Team

Specializing in the sale  
and development of Lake  
Ridge since 1994.



Call today to sell your lot or home!

214-906-1548



## New Offices for the Lake Ridge POA

by Phil MacDonald, President Lake Ridge POA

After much discussion and thought, the Lake Ridge Property Association Board has decided to move its offices from its current location at 909 West Beltline Road in old town Cedar Hill to the Bluegreen Sales offices in Lake Ridge (on Lake Ridge Parkway near Mansfield Road).

So why are we doing this? First, Bluegreen's sales staff has been reduced as the lots have been sold off and they now have empty space available that they are willing to rent us at per square foot rates about the same as we are now paying (which we believe is the lowest square foot price in Cedar Hill for office space). More importantly, it is a convenient location for our property owners who live in Lake Ridge to go see Carolyn when necessary. We can also use the conference room and open areas for modest sized homeowner meetings as necessary (we will still utilize the elementary school for the annual meetings). The building itself is well maintained and attractive. Finally, it will be easier for Carolyn and Chris to do their inspections and checks.

There are some cons to this move. First and most important, we've worked to establish the fact that the

Lake Ridge POA Board is not Bluegreen. There may still be some Lake Ridge owners that think otherwise. Also, there are residents who hold resentment towards Bluegreen and don't like the idea of them having any control over our future. These people tend to think it is better that we keep physical separation between them and us. Nevertheless, a majority of the board decided that the pros out-weigh the cons and choose to move.

We plan to sign a 2 year lease with Bluegreen soon. The lease will have a 5% limit on any future rent increases for each 2 year period. Should Bluegreen decide to sell the building, we will have First Right of Refusal at the contract price within 24 hours. As part of this move, we plan to reduce the paper we store (all our financial records are kept electronically in Plano anyway). One thing to go will be the paper copies of the house plans we currently have. If you want our copy of your house plan, please come by the office and get it from Carolyn in the next month. All the deed restrictions for each section of Lake Ridge are now available on our web page and paper copies of those will not be kept either.

# Lake Ridge POA Donates Money for Specialized Fire Fighting Equipment

by Phil MacDonald, President, Lake Ridge POA

The Lake Ridge POA donated the \$5,000 raised from last-year's golf tournament to the Cedar Hill Fire Department for specialized fire fighting equipment for the new fire station on Lake Ridge Parkway. [Please note that none of this money came from Lake Ridge Owner assessments. The golf tournament paid for itself and then raised an extra \$5,000.] Shown in the picture is Chad McCurdy, who organized and ran the Lake Ridge POA golf tournament, handing the camera to Jeff Morren at the Lake Ridge Parkway fire station.

The fire department used the money to buy an MSA Thermal Camera for search and rescue and to look for hidden fire. The total cost of the camera was \$7,500. Fire Chief Steve Pollock told us that "we did not have the funds to get this on the Lake Ridge truck, but with your donation we were able to make the purchase. This is a great tool for our firefighters. This has the potential to save lives and property."

The thermal imaging camera has the ability to see through smoke. It looks for contrasting temperatures in a fire where the hottest spot will be white with the coolest being black. When a room is filled with thick black smoke, you often cannot see your hand two inches from your face. Without the cameras, firefighters would enter a room on their hands and knees, crawling around feeling for victims with their hands. This is very difficult for firefighters who have no idea of the layout of the room. The thermal imaging camera eliminates that problem. The firefighter who is maneuvering the camera can scan the room and see the furniture and any victims.

Until recently, thermal imaging cameras could only function in high sensitivity mode at temperatures below 190 degrees Fahrenheit. The new MSA camera switches into a low-sensitivity mode when temperatures exceed 320 degrees Fahrenheit (which often happens in a house fire). Even in this state, the new MSA camera produces twice the sensitivity as all other thermal cameras, producing images with more detail, clarity and definition. The MSA camera also provides imagery that incorporates shaded, heat-seeking color pixels, which help reveal to firefighters the intensity and direction of a fire.

The camera can do more than help with fire incidents. It can tell firefighters if a hazardous material spill is giving off heat. The camera can also see through a single wall container, such as a 55-gallon drum and tell how much product is in the container. It can also be used in search-and-rescue missions, such as traffic accidents, to locate victims who may have been thrown from the vehicle.

In summary, these cameras are important for the following:



**From left to right:** Phil MacDonald, POA President; Carolyn Rollwitz, CMA Association Manager; Jeff Morren, Cedar Hill Fire Department; and Chad McCurdy, POA Vice-President

- Allows for a quicker search of the structure – this saves times and lives
- Assists firefighters in finding the location of the fire quicker which results in a faster knock down of the fire – less damage and lives saved
- Allows firefighters to size up a building from the exterior and find the location of the fire
- Detects heavy fire which may be impacting key components of a structure which could result in structural collapse (e.g. heavy fire in the attic). This information will protect firefighters.
- Can be used to assist in spills of hazardous materials.

**The Oaks**  
BAPTIST CHURCH

---

The Oaks Baptist Church  
817-263-2224  
801 East Interstate 20  
Grand Prairie, TX 75052  
[www.theoakbsc.org](http://www.theoakbsc.org)



621 straus rd, cedar hill, tx - 972-291-2231 - hours: Mon-Sat 8-6 Sun 9-5



If you want a single source for everything  
you need to beautify your yard and garden,  
you've come to the right place.

If you need assistance with any of  
your landscaping needs,  
you've come to the right place.

We have been serving the Metroplex for  
over 28 years and provide complete nursery,  
landscaping and sprinkler services for  
both residential and commercial needs.

**Big John's does it all.**

621 Straus Road  
Cedar Hill, TX  
972-291-2231  
[bigjohnsnursery@att.net](mailto:bigjohnsnursery@att.net)  
[www.bigjohnsnursery.com](http://www.bigjohnsnursery.com)



*"where quality is not just a statement,  
it's a standard"*

# Golf Classic

Continued from pg. 1



*Above:* The second place team is Stanley Gruchawka, Toby Ritchie, Bill Stover and Chad (last name unknown)

*Right:* The third place team is William Mason, Doris Mason and Edson Cheung.

report the final tally at the annual meeting, so be sure and attend.

We will soon begin planning for next year's tournament. One of the keys to success is volunteer commitment and participation. If you are interested in being a part of this fun and memorable event, please send an email to [crollwitz@cmamanagement.com](mailto:crollwitz@cmamanagement.com).



## "Thank You" to all our Goodie Bag Sponsors

Camp Bow Wow  
City of Cedar Hill  
Dicks Sporting Goods  
Mint Condition Carwash  
Papa Murphy's  
Paradise Cowboy  
Sheridan's Frozen Custard  
TGI Friday's  
Vandergriff Acura  
W. W. Tree Farms

## A big "Thank You" to all our sponsors for the 2009 Golf Tournament!

Benjamin Franklin Plumbing  
Big John's Nursery  
Bob Owens Electric  
Chesapeake/Dawson Geo/Bluebird Geo Consulting  
Christian Brothers Automotive  
Christopher's Smokehouse Barbeque  
Fast Lane Construction, Inc.  
H. Hudson Tractor Mowing  
Harwell Howard Hyne Gabbert & Manner, P.C.  
Have Tractor Will Mow  
HILCO Electric Cooperative, Inc.  
Landworks Landscape  
Luther King Capital Management  
Mike's Tractor Rental  
Natural Poolscapes  
NBC 5  
Orion Access Control Systems  
Ray Vaughan Custom Homes  
Razzoo's Cajun Cafe'  
RTI/Community Management Associates, Inc  
Texas Tractor Service  
The Oaks Baptist Church  
Vandergriff Acura  
W.W. Tree Farms  
White Rhino Coffee Company

**PARADISE COWBOY**  
The Ranch At Cedar Hill • Hwy 67 @ Wintergreen Exit  
972.293.1483

**COME SHOP WITH US FOR:**

Only complete line of Tommy Bahama south of the Trinity!

- Shirts
- Shorts
- Shoes
- Belts
- Sandals

**AD IS YOUR GIFT CARD**

\$25 Tommy Bahama Gift Card

**PANDORA UNFORGETTABLE MOMENTS**

... Create your own Paradise!

CLIP OUT THE AD AND BRING TO THE STORE FOR A \$25 GIFT CARD FOR TOMMY BAHAMA

# Vandergriff

 ACURA

1100 I-20 WEST, ARLINGTON, TX 76017

---

**1-800-NEW-ACURA**

---

[WWW.VANDERGRIFFACURA.COM](http://WWW.VANDERGRIFFACURA.COM)



## WHITE RHINO COFFEE HOUSE

*White Rhino Coffee is more  
than just a coffee shop.  
It is a place to belong.  
It is a home away from home.*

230 W Belt Line Rd  
Cedar Hill, TX 75104-2009  
(972) 293-7361  
[www.whiterhinocoffee.com](http://www.whiterhinocoffee.com)

## ALL-AMERICAN FOUNDATION REPAIR INC *Drainage System Specialists*

"A professional contractor with 40 years of  
commercial/residential experience"

CUSTOM STEEL GRATING DRAINS ACROSS  
Sidewalks • Driveways • Parking Lots

I have repaired a retaining wall  
that was 12' tall and 471' long.  
I look forward to finding a  
solution to your problem.

Dave Hall

**972-709-6300**

Metro 817-640-1212



Check out our great website  
**[www.all-american.ws](http://www.all-american.ws)**

# Oil and Gas Exploration in Lake Ridge

by Phil MacDonald, President, Lake Ridge POA

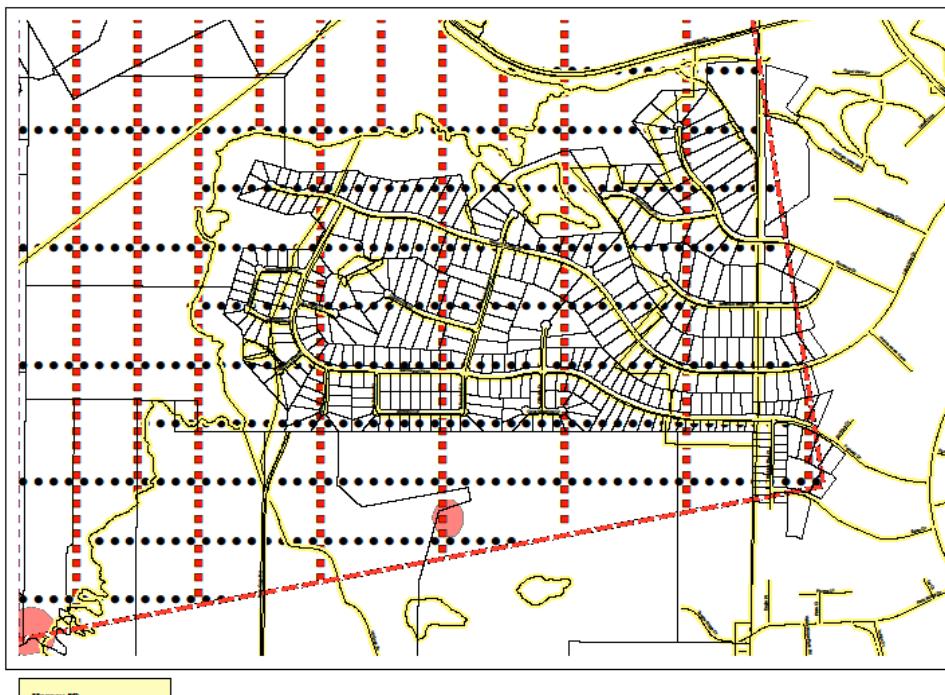
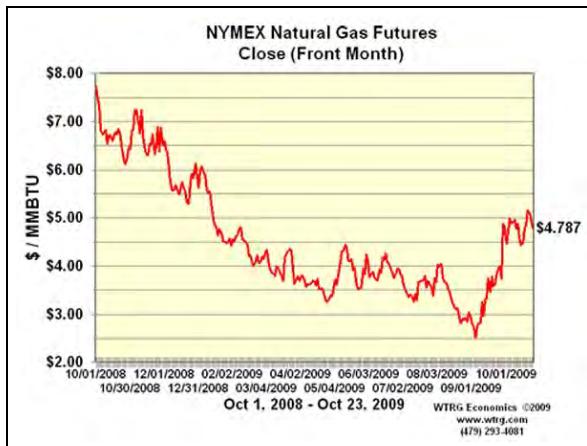
I stopped by Dawson's office in Cedar Hill to get an update on the status of oil and gas exploration in Lake Ridge on Tuesday, October 13. As most of you know, natural gas prices dropped rather dramatically during 2009 (see the box at right), but have started back up recently.

Early in the year Chesapeake Energy cut its exploration budgets and put a hold on Dawson's seismic measurement project in Grand Prairie and Cedar Hill. However, in the last few weeks they have allocated enough money for Dawson to do 12 of the original 30 square miles of seismic mapping. The area to be mapped is approximately a rectangle starting in the north at Lynn Park, and heading south through the north leg of Joe Pool Lake then Estes Park, Grand Peninsula, Mira Logos, then the south leg of the Lake and finally the northwest portion of Lake Ridge.

The portion of Lake Ridge to be mapped is shown below and includes all the lots on Sonterra northwest of Lot 102, including Lot 102; all the lots on Sand Dollar;

the lots on Emerald Sound west of Lot 161; all the lots on Lakeview Drive/Mallard Point west of Lot 171, including Lot 171; all the lots on Fairway Drive west of Lot 190, including Lot 190; and all the rest of the streets on Mallard point. The geophones will be laid in six east/west lines, shown in the map as black dots. The MiniVibs (shown below) will travel north/south more or less on the red squares lines. Where there is water, a boat with air guns will work.

So, in a few weeks we should see surveyors putting out pin flags to mark where the geophones are to be laid and the MiniVibs are to travel. Then in another few weeks we should see the layout crew placing the geophones and cables. And, finally, the MiniVibs and air gun boat will show up and the job will be done. Will any of this result in gas extraction from under Lake Ridge? I do not know.



Above: MiniVibs  
Below: Air Gun Boat



# LARAPO Update

by Laura Satterfield

Gas reserves are at an all time high, resulting in very low gas prices. This makes drilling less profitable, especially into unproven fields. Gas drilling continues, but at a much slower pace than 2007.

Over the summer, Cedar Hill took steps to update their gas leasing ordinances; Chesapeake lobbied at the State level for non-restrictive drilling legislation and some property owners in gas leasing coalitions were part of a class action suit for failure to complete the promised leases.

Following months of work, in June, the Cedar Hill Steering Committee completed their recommendations for changes in the ordinances in Cedar Hill. The current ordinances do not allow drilling in any residential area in Cedar Hill. The committee's recommendations were based on changes in the ordinances of surrounding cities who have already dealt with gas drilling within their municipal boundaries: Fort Worth, Mansfield, Arlington, Southlake and others. These recommendations were to be discussed as part of the City Council meeting on August 27<sup>th</sup>. (*Minutes from that meeting can be found by going to [www.cedarhilltx.com](http://www.cedarhilltx.com) and selecting "Agendas and Minutes". The Council Meeting minutes are archived by date.*)

In preparation of the August 27<sup>th</sup> City Council Meeting, the Gas Leasing Committee of LARAPO met to discuss the Cedar Hill Gas Well Steering Committee's report and to review findings on mineral leases on area surveys to consider their impact to our coalition. We also met to discuss the outcome of conversations with the Property Owners' of Lake Ridge lawyer in regard to gas leases and mineral rights in our area.

The LARAPO Gas Leasing Committee members discussed the fact that the membership area of Lake Ridge Area Property Owners Coalition contains a variety of land masses that appear to have differing mineral rights, none of which can be confirmed without legal counsel. One large area appears to have 75% mineral rights retained by the homeowner, with 25% retained many years ago. Recent leasing contracts have been offered to mineral owners of large land tracts in the Surveys surrounding the LARAPO region. The list shows that minerals have been leased on the majority of the lands north of Mansfield/Beltline Road.

There was lengthy discussion about why Chesapeake had not approached LARAPO (i.e. residents) about leasing their minerals. The committee generally agreed that without the ordinances to support drilling in Cedar Hill, Chesapeake did not pursue mineral leases from the residents because it was not economically feasible. However, now that they have mineral leases from larger land holders in the area, they may want to get a return on that investment and will probably drill.

Phil MacDonald, President of the POA of Lake Ridge, pointed out that drilling would provide added income to both the city and residents. Ken Ward, Treasurer of the Bluffs POA, felt that with the price of gas as low as it is, royalties will be negligible. Since the City of Cedar Hill owns very

little acreage with mineral rights, the City will not derive much added benefit from drilling either. The POA, however, has several large tracts and could benefit from the extra income off the property.

Chesapeake officials have assured us that if they ever drill in our area, they will provide leases to the mineral owners prior to drilling. Since the Gas Well Steering Committee's recommendation allows drilling (which is not allowed under the current ordinances) with oversight and input from



[www.larapo.org](http://www.larapo.org)

both citizens and elected officials.

LARAPO has invited Texas Rail Road Commissioner, Mike Williams, to speak to our group in the near future. We have not heard back from his office, but hope that either he or one of his associates will be a keynote speaker to our Members sometime this Fall.

Continued on page 25

# No having fun in church!

Sorry, we missed that rule.  
We laugh, we love, our joy shows through.  
Come join us

First United Methodist Church, Cedar Hill  
“a place where you can belong”  
128 N. Roberts Rd. at Belt Line  
(972) 291-1711 – [www.fumcch.org](http://www.fumcch.org)



Sunday traditional worship service 8:30 AM  
Children’s and adult Sunday school 9:45 AM  
Sunday blended worship service 11:00 AM



## 2009 City of Cedar Hill BBQ Cook-off

The BBQ Cook-off was held on August 15th. The overall winners were from Kingswood, but the team from The Bluffs of Lake Ridge won the chicken division.

Pictured left to right: Cory Spillman, Bart Crosby, Andrew Wilkerson, Mike Craig, Gary Christopher, Clair McGinnis and Lische Herndon. In front is Renee Shreeves



115 East Main Street  
Itasca, TX 76055-0127  
800-338-6425

**LKCM**  
LUTHER KING CAPITAL MANAGEMENT

301 Commerce St # 1600  
Fort Worth, TX 76102-4190  
(817) 332-3235  
[www.lkcm.com](http://www.lkcm.com)

# National Night Out in Lake Ridge

by Kay Davidson & Pamela Prince

**O**n Tuesday, Oct. 6, 2009, several areas in Lake Ridge hosted neighborhood gatherings, bringing community, friends, and neighbors together. Although rain was forecast, the evening was cool and breezy – perfect for gathering outside.

The neighborhood group around Creekwood Drive organized an outdoor potluck picnic. Members of the Cedar Hill/Grand Prairie joint fire station supported the activities by bringing trucks and sharing equipment with children and adults alike.

The fire station received a substantial donation for equipment from last year's First Annual Lake Ridge Golf Tournament, so the firemen were anxious to show off the high tech pieces of equipment they purchased with our financial support. Pretty impressive! Everyone enjoyed meeting new neighbors and sharing some good brisket with all the fixin's. We already look forward to next year's outing to bring community and neighbors together to build a strong, positive, and pleasant neighborhood. We feel privileged to live in such a unique and beautiful neighborhood. Planned evenings like this just make it even better!

For the neighbors along Fairway Drive, Block Captain Nancy Durant organized a National Night Out Block Meeting at Lake Ridge Elementary. The speakers included: CHPD Assistant Police Chief Rodney Thompson, P.A.C.T. Officer Tammie Cooper, CH Fire Chief Steve Pollack, CH Mayor Pro Tem Cory Spillman, CH City Councilman (and Lake Ridge resident) Chris Parvin, CH Deputy City Manager Greg Porter, Assistant City Manager Paulette Owens-Holmes, and Recreation Su-



perintendent Sandra Martin. The neighbors were informed about recent criminal activity, encouraged to be observant and given tips on how to help prevent crime.

Many police officers, animal control officers, fire fighter/paramedics, and other City officials



were also present to share information and guidelines with the residents. It was a wonderful gathering of local leaders giving their time to educate the residents. We hope all our Lake Ridge neighbors plan to attend this annual event next year!

## EXPERIENCE OUTDOOR LIVING FOR EVERY SEASON

### FALL CLEAN-UP!



- Outdoor Living, Design & Installation
- Fall Clean-Up
- Landscape Designs And Installation
- Tree Trimming And Removal
- Professional Weekly Lawn Maintenance
- Fertilization Program
- Sprinkler System Evaluation And Repair

**15% OFF!**

Outdoor Living,  
Design & Installation  
or  
Landscape Installation  
Exp: 11/15/09

(817) 293-LAWN (5296) • (972) 291-8216 • [www.emeraldcutlawns.com](http://www.emeraldcutlawns.com)

**EMERALD CUT LAWN AND LANDSCAPE**

Since 1985

# Gated Community Highlights - The Timbers

by Vanassa Joseph



Guy Frankenfield, Ed Park and David Graybill are all smiles as they prepare to clear brush and debris in their neighborhood's common area.

neighborhood's Garden Committee, has graciously applied for each of the grants. Neighbors have pitched in to apply mulch to the area [a mulch party was held] and to help with some of the planting. The project, which is a work in progress, has produced a revamped entry that will provide year-round beauty while using plantings that require less water and maintenance.

## About the Timbers' Board:

The Timbers Board is committed to ensuring that our community remains scenic safe and an enjoyable place to live. We value communication as a conduit that allows us to live harmoniously respecting individual ideas while managing the community affairs. It is our mission to maximize both the value of our properties and our living experience.

Board members: Guy Frankenfield, President; Mindy Phillips, Vice President; Vanessa Joseph, Secretary/Treasurer

## A new horizon through the trees

**I**t started with a request: "*I need permission to clear out some dead wood debris. The wood is in the back of the common-use property – north side of the pond. I have cleared several large trees that fell due to the rains we had two years ago and really would like permission to clear any remaining dead wood debris beyond my property line.*"

The request led to a gathering. It was reminiscent of an old fashioned barn-raising event where several neighbors gather to help with a mutually beneficial project. On hand to help that morning were neighbors Ed Park [the requestor], Guy Frankenfield, David Graybill, Lenny Smith, Fred Brady, and Chris Maracchini.

Clearing the property allowed the neighbors to gather socially, make environmentally friendly changes to the landscape and reduce the hiding places for unwelcome things such as snakes. The neighbors remained mindful of any live trees, foliage and property lines when removing the brush and debris. The brush-debris clearing included removing old dead wood, a large fallen tree and some shrubs to allow better access for seasonal grass cutting.

This project has helped improve the common-use area, which will compliment the Timbers' long-range plan of improving and beautifying the neighborhood's pond.

## Grant dollars, neighbors at work

The Timbers of Lake Ridge has been successful at applying for and receiving several grants from the city of Cedar Hill. The grant funds have been used to help the Timbers transform its entry landscape from water-thirsty to water-conserving.

Timbers' Board Member Mindy Phillips, who also is on the neigh-



Fred Brady wrangles fallen branches to help improve his neighborhood's common-use area



972-293-5820

# Financial Focus: Time to Make Post Recession Investment Moves?

submitted by Victor Sobers, Edward Jones Investments

Like a tiresome dinner guest, the recession has long outstayed its welcome. But there are some clear signs that the economy has begun to turn around. If that is indeed the case, how should you, as an individual investor, respond?

Before we get to that question, let's quickly review some of the key factors that suggest the recession may be ending. First, we've seen four straight months of gains by the Conference Board's Index of Leading Economic Indicators. Also, the job market is improving somewhat and bank lending is increasing. The Federal Reserve's efforts to stabilize the financial system have improved conditions in the corporate credit markets, as indicated by a dramatic increase in the amount of new bonds issued by companies thus far in 2009. We've also seen improvements in the housing market and in industrial production.

Even if all this evidence indicates the recession is ending, does that necessarily mean that boom times for investors will follow? A look back in time shows reasons for optimism. In 10 recessions, extending from 1949 through 2001, the S & P 500 rose, on average, 9.5 percent six months following the recession's end date, and 15.5 percent after 12 months, according to Ned Davis Research. Of course, as you have no doubt heard, past performance is no guarantee of future results, but in years gone by, staying in the market rewarded long-term investors - those who could look beyond the recession at hand.

In any case, if the recession is ending, let's return to our original question: What investment moves should you make? As we've already seen, the most important step you can take is to remain invested - and if you're out of the market, consider getting back in. As exhibited by the strong market rally this summer, large gains can come quickly, but they only come to those who aren't on the investment sidelines.

In addition to staying invested, consider these other post-recession moves - which are actually pretty good moves before and during a recession, as well:

- **Look for quality.** In any economic environment, you'll be making a smart move by focusing on quality investments that fit your unique situation. You may look for the stocks of those companies with strong management teams and competitive products. And stick with investment-grade bonds, if fixed income is appropriate.

- **Diversify.** Build a portfolio containing a

variety of investments, including stocks, bonds, government securities and certificates of deposit. While diversification, by itself, can't guarantee a profit or protect against a loss, it can help you reduce the long-term effects of volatility on your holdings.

- **Keep a long-term perspective.** It's not easy to overlook market fluctuations, especially severe ones, but if you can keep your eyes on what you hope to achieve in the future, you might be less likely to over-react to short-term events. While you may need to periodically adjust your investment mix in response to changes in the economy and in your own life, you'll be better off, in the long run, by establishing a strategy that's appropriate for your individual risk tolerance and goals - and sticking to it.

As individuals, we're all subject to the ebbs and flows of the economy. But by focusing on those things you can control - such as buying quality investments, diversifying and thinking long-term - you can become an investor for all seasons.

This article was written by Edward Jones for use by your local Edward Jones Financial Advisor.

Victor Sobers  
Financial Advisor  
Edward Jones Investments  
610 Uptown Blvd.  
2nd Floor, Suite. 2400  
Cedar Hill, TX 75104  
Office: 972-293-6022  
Office Fax: 1-877-654-1456  
Email: [victor.sobers@edwardjones.com](mailto:victor.sobers@edwardjones.com)

## Frosty The Hound



Traveling or hosting guests for the holidays? Send your pup to camp and have a stress free holiday!

- All Day Play, Snooze The Night Away®
- Large Indoor & Outdoor Play Areas
- Spacious Cabins with Comfy Cots
- Live Camper Cams
- Bedtime Campfire Tasty Treats
- Certified Camp Counselors®



Camp Bow Wow® SouthWest Dallas (972) 296-WOOF  
519 U.S. Highway 67, Duncanville, TX 75137 [swdallas@campbowwow.com](mailto:swdallas@campbowwow.com)

# Recent Crimes Prompt Block Meeting With Lake Ridge Residents and Cedar Hill Police Department

by Pamela Prince, Block Captain

Due to a rapid increase in criminal activity in some Lake Ridge sections, a Block Meeting for the affected property owners was held on September 9, 2009 at Lake Ridge Elementary School. An overview of the recent incidents was provided by Block Captain Pamela Prince, and both she and Cedar Hill Police personnel provided several crime prevention tips. PREVENTING crime is most effective when EVERYONE pitches in. Please review the crime prevention tips below to help "harden the target" for your home, car, and family. CHPD Officer Tammie Cooper, and Detective William Hutson offered several helpful suggestions.

Here is a list of incidents that have occurred in three Lake Ridge sections (15-1, 15-3, & 5), all near Mansfield Road and Lakeview Drive. Most have occurred in the last six months. Police should be called IMMEDIATELY for any suspicious or criminal activity! Don't wait! With quick response police have a much better chance of apprehending suspects before they flee the area.

- Twice in 2008 and again in May 2009, residents awoke to find their SUVs up on blocks with all four tires & chrome rims stolen. Once, burglars also broke into the vehicle, stealing the 3<sup>rd</sup> row seats and damaging the steering column, apparently trying to steal the vehicle.
- In the early morning hours, thieves stole valuable items from a car parked in a resident's driveway including a video camera, a digital camera, a purse, two cell phones, and a bag with souvenirs.
- At least six times, after someone punched out the front door lock of a vacant home, the door was seen open. Kitchen appliances were pulled out; some were stolen, some were not.
- In the early morning hours, a neighbor's camera system recorded a white cargo van pulling up to a neighbor's home. The sign on the van read, "Michael's Catering". Please be aware that sometimes criminals steal these signs as a "ruse", so it may or may not have actually been a Michael's Catering van. Three males exited the van, and TOOK STONES FROM THE RESIDENTS' MAIL BOX!
- Other residents have reported seeing a white cargo van driving slowly through the neighborhood in the early morning hours, but no one noted the license plate number.
- From a construction site, two pallets of brick were stolen from behind the residence, and two plants that had been planted that day were DUG UP AND STOLEN!
- At 1 am, a suspicious looking male was described as "roaming the streets" wearing dark clothing. After he turned up Lakeview Dr., at least two residents heard two shots fired!
- A few days later at 6 pm, someone forcefully broke into the side door of the garage at the same residence as the above incident, and opened the hood of a car. A daughter and niece were home at the time and they saw a male crossing the back yard leaving the area.
- Around lunchtime, WHILE THE HOME BURGLAR ALARM WAS SET, someone kicked in the front door, went inside, and stole several items. Neighbors who were some distance from the residence did not hear the alarm, and their dog did not bark. Suspects fled before police arrived.
- Bottle rockets were fired at residence windows, and more were set up to fire again, but for unknown reasons, those did not go off.
- Ongoing – Fraudulent door-to-door solicitors. Often con artists will seek donations by unsuspecting victims using pitches that it is "for the kids" or some other "worthy" cause. Many people want to contribute to worthy causes, but PLEASE do as the Better Business Bureau cautions – "Give, But Give Wisely". (They have a very handy brochure and list of registered solicitors.) It is suggested that if you open your door to a solicitor, you may wish to listen to their whole pitch, and if they haven't been specific about their own name, and the name, address and phone number for their company, politely ask for all the information they will provide, including any written literature. When they are finished, **ask to see their current solicitor's permit.** The City of Cedar Hill requires solicitors to renew their permits MONTHLY so they can monitor who is soliciting and maintain legitimacy of the program, and

Continued on page 22

# ALL-AMERICAN

- Locally Owned & Operated
- Slab & Pier and Beam
- Tunneling ■ Work Comp Insured
- Lifetime Transferable Ltd. Warranty
- Concrete or Steel Pressed Pier
- Financing Available
- Free Estimate to Homeowners\*



*Hello,*

When looking for a foundation company you will find that there are many who would love to have your business. I suggest finding out what makes any company qualified to do structural repairs on your existing problem. I have been in construction for 40 years. I have built, leveled and moved up to a 90-ft tall building that weighed over 3 million pounds. House repairs are simple to me after working on large projects coast to coast most of my life.

I see previous work done by other companies where the house was over or under lifted. No one wants to have foundation problems or have it done two or three times and still not be fixed properly. We do not add the extra cost of a celebrity used in advertising to the cost of your repairs.

If you would like someone over qualified, then call and ask for me. I will come personally in most cases. I am the owner, a Texas native, and I grew up right here in Dallas. We are an exemplary BBB member. I suggest comparing our record with BBB against any of my competitors.

Why waste your time getting bids from companies that already have so many unhappy customers? I do not offer foundation repair methods I would not put on my own house. I prefer methods that I believe last longer. Most customers get at least three bids. Make us one of those bids. We try to be the lowest bidder with the correct repair plan and a reasonable warranty.

We would love to have you as another one of our happy customers so please ask to see our testimonials and watch our TV commercial on the website [WWW.ALL-AMERICAN.WS](http://WWW.ALL-AMERICAN.WS). We look forward to hearing from you.

A handwritten signature in black ink that reads "Dave Hall".

President &  
Inventor  
of the  
Lone Star  
Crusher™



*I LIVE IN*  
**LAKE RIDGE**

**[www.all-american.ws](http://www.all-american.ws)**

\*Homes over 60 Years Old a Minimum \$75 Charge for Estimate

# What Happens When You Don't Pay Your Dues/Fines

by Bill Braas

**A**t the present time the Association has approximately \$51,000 of uncollected 2009 dues plus another \$40,000 in uncollected dues for prior years from 2004-2008 (which includes unpaid amounts from the 2008 special assessment). In addition to the uncollected assessments, we also have amounts due to the Association for violations, transfer fees, legal fees (associated with collections) which total almost \$141,000. Avoiding many of these fees is a very simple process which begins with timely payment of the annual dues which at this time are \$250. The Association has a formal "Assessment Collection Policy" which establishes the procedures for the collection of assessments that remain unpaid beyond the prescribed due date. The due date for the annual dues is January 1 of each year. The dues are considered late if they are not paid within 30 days. This does not mean that a check dated January 31<sup>st</sup> which is mailed on that date but not delivered until early February is considered to be an on time payment. If the check is not "**delivered**" by January 31 the assessments are considered to be delinquent. This past February we had many checks delivered after the final due date. These payments were all considered to be late.

Once an owner account is delinquent, the established procedures as outlined in our Assessment Collection Policy are then followed. At this point, interest at the rate of eighteen percent (18%) per annum begins to accrue from the due date until payment is received. Once the collection process begins, additional fees are also charged.

In addition to the monthly posting of interest there is a \$15 fee for a Reminder Notice. This is the second invoice or notice which includes the unpaid assessments, levies and/or charges claimed to be due. The Reminder Notice is sent via first-class mail. In addition, the Association may send an additional notice referred to as the Default Letter. There is a \$25 fee for this letter which is sent via certified mail, return receipt requested, and via first class mail. If an owner remains delinquent in the payment of assessments and related costs for more than thirty (30) days after the sending of the Default Letter the account may be referred to legal counsel for the Association. Any attorney's fees and related charges incurred by virtue of legal action taken will also become part of the assessment obligation.

When an account is turned over to our legal counsel the collection fees can really begin to increase. At this point fees are charged for such services as Demand Letters,

Notice of Lien Letters, Notice of Sale Letters, Lien Filings, etc. If necessary and as a last resort, the Association will foreclose on the property in order to protect our claim. An unpaid annual assessment of \$250 can quickly grow to \$1,000 plus in unpaid interest and fees in a nine (9) month period of time. Therefore, paying those dues on time is certainly the best course of action. However, your Association is aware of the current difficult economic times and whenever possible we give owners the opportunity to pay before we turn the account over to our legal counsel. It is also our policy to accept payment plans if that is necessary for the monies owed to be paid. We do have certain payment criteria in place when a payment plan is setup (e.g. minimum monthly payments and a maximum period of time for the payment plan). If you are interested in a payment plan please e-mail your request to:

[accountservices@cmamanagement.com](mailto:accountservices@cmamanagement.com). To register and pay online follow the instructions below:

- Use CMA's convenient, online features.

Here's how to register on [www.cmamanagement.com](http://www.cmamanagement.com)

Please be sure to select the correct Association for registration. Lake Ridge is listed as "Property Owners Association of Lake Ridge". Also, you must be listed as a property owner on the account in order to register. You will find your CMA account number in the top right corner of your assessment statement and coupon. If you do not have it, your association manager or CMA Customer Care specialist can provide it to you. Your account number is required in order to register as a User. If you need additional assistance, please contact the Association office at 214-473-2002 or CMA Customer Care at 972-943-2828.

Go to <http://www.cmamanagement.com>

- Go to the top right and click on Need to Register.
- Complete all fields and click on Submit. (fields with an asterisk\* are required). You will need to input your Account Number, which appears on your statement, without dashes or spaces.
- You should receive an email within 24 hours with your temporary password. (Your User name is the email address you used when you registered).

When you

Continued on page 17

# Demolition of Abandoned House

by Phil MacDonald, President, Lake Ridge POA



There is only one abandoned house left in Lake Ridge. It is on Lot 130 on Whispering Oaks Cove. The POA has spent considerable time pressuring the City of Cedar Hill to remove it and the city has now completed the legal action necessary for it to be condemned. The city also has a contract to remove the house, but the wet weather has delayed getting their heavy equipment on the property. When it dries out, the last of the "half-done houses" will be gone.

**Pay Dues** - continued from page 16

receive your password, go back to [www.cmamanagement.com](http://www.cmamanagement.com) log in and select Edit my Profile to create a new password. Note that the log-in and password are case-sensitive.

Select Account Info to view your account ledger. You may also pay an unpaid balance from Account Info by clicking Pay Now. Select Pay Assessment to make a one-time payment or set up recurring payments by E-check or credit card. Select Payment Methods to read a description of all payment options.

TEXAS  
*LifeStyle*  
CUSTOM HOMES

Builder J.D. Laney  
214-766-7612

*Call today for a free consultation*



## The Most Trusted Name In Foundation Repair.



- Inspection & Repair Within 2- 48 hours
- Slab & Pier and Beam
- Drainage Correction
- Lifetime Transferrable Warranty
- Free Estimate
- Professional Engineering
- Funding at Closing
- Plumbing Tests
- Preferred Realtor Program

### Arlington Service Center

Metro 817-469-1090  
Fax 817-469-1991

### Dallas Service Center

Metro 972-444-0303  
Fax 972-444-8600

**www.mbrgfr.com**

## Fire Department's ISO's Public Protection Classification (PPCTM) Program – Insurance Cost Saving for Homeowners – Rate Lowered From 3 to 2.

by Carolyn Rollwitz

To help establish appropriate fire insurance premiums for residential and commercial properties, insurance companies need reliable, up-to-date information about a community's fire-protection services. ISO (Insurance Services Office) provides that information through the Public Protection Classification (PPCTM) program.

### What is the PPC program?

ISO collects information on municipal fire-protection efforts in communities throughout the United States. In each of those communities, ISO analyzes the relevant data using a Fire Suppression Rating Schedule (FSRS). Insurance Services Office then assigns a Public Protection Classification from 1 to 10. Class 1 generally represents superior property fire protection, and Class 10 indicates that the area's fire-suppression program doesn't meet ISO's minimum criteria.

By classifying communities' ability to suppress fires, ISO helps the communities evaluate their public fire-

protection services. The program provides an objective, nationwide standard that helps fire departments in planning and budgeting for facilities, equipment, and training. And by securing lower fire insurance premiums for communities with better public protection, the PPC program provides incentives and rewards for communities that choose to improve their firefighting services.

### What does this do for you?

The ISO rating for Lake Ridge has been lowered from a 3 to a 2 because of the new fire station on Lake Ridge Parkway. Starting January 1, 2010 you can go to [www.lakeridgepao.org](http://www.lakeridgepao.org) and print a copy of the letter that you need to show your insurance company for a rate adjustment on your homeowner's insurance . Please thank your city officials for this achievement in these hard economic times as they pursued this rating.



## PROVEN COLLEGE PREPARATORY - Close to Home

- Grade K-12/Co-ed
- College Preparatory
- Highly Qualified Faculty
- Ethnic/Religious Diversity
- Honors/AP Courses
- Spanish K-12
- Athletic/Fine Arts Program
- Faith Based School
- 37 Acre Campus
- Small Classes/Safe Environment
- Serving Ellis County & Dallas since 1992
- Tuition Assistance

*Home of National Merit Scholars, Fulbright Scholar, McDermott Scholars*

Currently enrolling for 2009-2010 school year. Call today for an application or private tour!

The 2009 graduating class received over \$2,000,000.00 in college SCHOLARSHIP offers!

### OPEN HOUSE

Thursday,  
November 12th  
10:00 - 2:00

*Come tour our beautiful 37-acre campus every Tuesday and Thursday from 9:30 - 10:30*

## The Canterbury Episcopal School

1708 N. WESTMORELAND ROAD ♦ DESOTO  
972.572.7200

WWW.THECANTERBURY SCHOOL.ORG

### Ten Reasons To Volunteer Within Lake Ridge:

1. Protect your self-interests. Protect your property values and maintain the quality of life in your community.
2. Correct a problem. Has your property been mowed? Has your maintenance been neglected?
3. Be sociable. Meet your neighbors, make friends, and exchange opinions.
4. Give back. Repay a little of what's been done for you.
5. Advance your career. Build your personal resume by including your community volunteer service.
6. Have some fun. Association work isn't drudgery. It's fun accomplishing good things with your neighbors.
7. Get educated. Learn how it's done - we'll train you.
8. Express yourself. Help with creative projects like community beautification.
9. Earn recognition. If you would like a little attention or validation, your contributions will be recognized and celebrated.
10. Try some altruism. Improve society by helping others.

If you see a project that needs attention, don't be afraid to call our office and take the lead. We have had people volunteering for things but we don't have time to contact everyone. We need people to take initiative and not just wait around for someone to call them. Do you think the trees in the park need to be trimmed? Why not call our office and organize a project team? Is there something else that you think needs to be addressed? Take the lead.

**Volunteer today!!!**

**Call (214) 473-2002**

Ray Vaughan

Owner/Operator

REMODELING &  
NEW CONSTRUCTION



Phone: 972-965-2335



Scuba Diving  
anyone. . .

If you are interested,  
email

[crollwitz@cmamanagement.com](mailto:crollwitz@cmamanagement.com)  
for more information.

SUPPORT YOUR LOCAL VENDORS!

We hope this newsletter provides a valuable service to the property owners of Lake Ridge. In order to help defray the costs of printing and mailing it, the Communications Committee has decided to accept advertising. Although the POA and its affiliates do not endorse claims of advertisers, we hope you choose to patronize the businesses that have chosen to support our community through their advertising dollars.

To all residents of Lake Ridge that are served by HILCO - we wanted to make sure you are aware of the pending rate increase.

Please see notice below.

Received Lake Ridge  
OCT - 5 2009



*Notice of Tariff Change*

No one wants to see electric rates increase, but due to the increased costs of operations HILCO must make adjustments in the rates charged to all customers.

Effective 11-1-09 rates will be raised as follows:

	Rate #	Currently	kWh	KW	As of 11/1/09	kWh	KW
Residential Service	1	\$16.50	.06970	-	\$18.25	.06970	-
Non-Residential Service	2	\$24.50	.06375	-	\$26.25	.06375	-
Large Commercial	3	\$68.00	.03307	\$7.00	\$69.75	.03307	\$7.00
General Service Large	4	\$68.00	.03243	\$3.25	\$74.75	.03243	\$3.75
Large Public Buildings	13	\$68.00	.07000	-	\$69.75	.07000	-
Devices	9	\$15.00			\$16.75		
Lighting					\$1.00 increase on all security/street lights		

Since 1992 the HILCO Electric Cooperative, Inc. Tariff required that \$0.04725 of the kWh charge be allocated toward the power bill. Effective 11/1/09 this tariff allocation will be reduced to \$0.04475, with the reduction amount of \$0.0025 being retained to meet the operational expense for each tariff class.

Assuming the Power Cost Recovery Factor (PCRF) remains the same as billed in September 2009 and the exact same energy is used for comparison purposes, a residential class member who currently pays \$100 will pay \$104.08 after 11/1/09. If \$200, then \$206.86 and if \$300, then \$309.65.

All bills will continue to have the monthly Power Cost Recovery Factor (PCRF) applied to the bill.

A meeting will be held at HILCO Electric Cooperative Office, 115 E Main Street Itasca, TX, on Thursday October 15, 2009 in the Farrow Room at 4:00 PM to discuss any questions regarding the tariff changes.



1417 Densman Street · Grand Prairie, TX 75051  
Phone: 972-262-2014 · Fax: 972-262-4994  
[www.gpuc.org](http://www.gpuc.org)

October 5, 2009

Received Lake Ridge

OCT - 9 2009

Lake Ridge Property Owners Association  
909 West Beltline  
Cedar Hill, TX 75104

Dear Members of Lake Ridge Property Owners Association:

Grand Prairie United Charities would like to thank you for the recent donation of children's items valued at \$100.00. These items allow us to meet the needs of the clients we serve.

We appreciate your on-going service to our client and your help in meeting our mission of providing immediate emergency assistance to the citizens of Grand Prairie.

Again, thank you for your assistance and I look forward to working with your group in the future.

Sincerely,

Debra Blubaugh  
Executive Director

Our Mission is to provide immediate emergency assistance and referral  
Grand Prairie United Charities, Inc. is a 501 (c) (3) non-profit, charitable organization.

## Help Us Save Money!

To receive this newsletter online, please login to your homeowner account. (if you have not logged on before, please go to [www.cmamanagement.com](http://www.cmamanagement.com), then to the top right log-in box and click on "Need to Register?"

Follow the instructions to obtain a username and password). Once you have registered online, your email address will be added to the email mailing list.!



Cedar Hill Food Pantry  
403 Houston St. P.O. Box 2694  
Cedar Hill, TX 75104  
972-293-2822  
FAX 972-293-9009

Received Lake Ridge  
OCT - 6 2009

Lake Ridge POA  
909 West Beltline  
Cedar Hill, TX 75104

Dear Friends,

Your donation of over 100 cans of food valued at \$100.00 is a true GOD sent blessing. Thank you so very much for your support in helping out the hungry of Cedar Hill.

Tonya is only one of the 26 new, never before seen, families seeking help from Cedar Hill Food Pantry in August. The first two weeks of Sept. we had an additional 13 new families. Tonya is a single mom struggling to raise two children, a 10 & 13 year old. She is suppose to get child support, but rarely receives anything. Since the loss of her job she has to rely on Section 8 housing, Food Stamps and now Cedar Hill Food Pantry to get by. She is listed with the Texas Work Force, but has been unable to gain employment. This is only one of our stories. Besides Tonya and her children the pantry served a total of 1352 individuals in Aug.



Oct. 5, 2009

The Cedar Hill Food Pantry is licensed as a non-profit 501 (c)(3) charitable organization. TAX ID #75-2486449. The tax requirements state that a receipt from the charitable organization be issued so that you might use your donation as a tax deduction. Please accept this letter as a receipt for your donation. We have not provided you with any goods or services in exchange for your contributions.

Again, we sincerely thank you for sharing and caring for your neighbors.

Sincerely,  
  
Gene A. Sims  
Executive Director

## Block Meeting - continued from page 14

the City of Grand Prairie requires solicitors to visibly **DISPLAY** their permit on their clothing so it is easily seen. Twice I purchased Girl Scout cookies and didn't ask for a permit, but other times **NOT ONE SINGLE SOLICITOR HAD A SOLICITOR'S PERMIT FROM CEDAR HILL**. On EVERY occasion, as the solicitor walked away, CHPD was called, and they have always responded. Twice police put suspects in their patrol cars and drove them away. The CHPD policy is to give one verbal warning, and for subsequent violations, suspects are cited and taken to the police station for processing. Of course if suspects have outstanding warrants they are arrested. So often residents give money for magazine subscriptions to help send a high school sports team to compete somewhere, but the magazines never arrive.

- PLEASE don't be duped by the next con artist, and donate only to groups who have a current solicitor's permit from the City of Cedar Hill or Grand Prairie.
- The POA asks that people promptly call police if vehicles are seen in Lake Ridge parks after dark when the parks are closed.

### Crime Prevention TIPS:

- **BE GOOD EYES & EARS.** Whenever you are home and awake, PLEASE be vigilant, and don't ignore what you see and hear. Our police departments are committed to responding just as promptly as possible to all calls. If they are busy with other crimes in progress, we need to understand their need to prioritize.
- Police or fire emergency – Of course, **dial 911 IMMEDIATELY**. Both CHPD and Grand Prairie PD have emphasized that if you are in doubt whether to call, please CALL! The PD can determine the proper response. You may wish to follow up with our POA office, but please don't rely on them to take care of police matters. Contacting the POA first will delay valuable response time of police authorities.
- If you have a police non-emergency - you realize that something happened earlier that you wish to report but it is not an emergency, here are local police and fire non-emergency numbers. You may wish to program these numbers into your phones:
  - Cedar Hill Police non-emergency -- 972-223-6111.
  - Cedar Hill Fire Department non-emergency – 972-291-1011
  - Grand Prairie Police non-emergency – 972-237-8790
  - Grand Prairie Fire Department non-emergency – 972-237-8300
- **BE A GOOD WITNESS.** Write down license plate numbers, be able to describe vehicles and suspects as well as what was said, what was done, when, and the direction of flight. Take photos or videos if safe and practicable and provide them to police at the first available opportunity.
- **HARDEN YOUR TARGET.** Be security conscious and add security measures to help protect your surroundings. Many burglars, vandals, thieves, etc., will seek victims that may be easier targets. Keep residential and vehicle doors and windows closed and locked when not in immediate use. Many residential burglaries occur when people are working in the yard and leave their garage door open, but are out of view of the garage. Thieves run in and grab whatever they can carry (tools, etc.) and leave before being seen. Some recent thefts from vehicles have occurred because the vehicle was unlocked. You may also want to consider installing security systems. The POA office can provide some suggestions, but cannot endorse any one in particular\*. Everyone is encouraged to do some research on their own, and contact the POA office at 214-473-2001/2002, [crollwitz@cmamanagement.com](mailto:crollwitz@cmamanagement.com), 909 West Beltline Road, Cedar Hill.
  - Burglar alarms, perhaps using the new alarm monitoring service staffed by Cedar Hill and other nearby police personnel
  - Camera systems
  - Motion sensor systems
  - Take advantage of **Security Walk-Through programs** offered by local police departments.
  - Request a “**Vacation Check**” by CHPD, or a “**Close Patrol**” by GPPD.

Continued on page 23

## **Block Meeting** - continued from page 22

- CHPD and GPPD offer **Citizen Police Academies** each spring and fall. Applicants must live or work in the city where they are attending the academy and be a minimum age (Cedar Hill – 17 or 16 with an adult, Grand Prairie – 18). For more information about this free program, and an application, for Cedar Hill contact a Community Services Officer at 972-293-5284 or view the website at [www.cedarhilltxgov.org](http://www.cedarhilltxgov.org) (click on Departments, Police, P.A.C.T., and Crime Prevention Programs. It includes lots of other useful information including crime awareness and prevention resources for businesses). For Grand Prairie contact Officer Charlene Muse at 972-237-8724 or e-mail Lt. Dennis Clay at [dclay@gptx.org](mailto:dclay@gptx.org), or check the website at [www.gptx.org](http://www.gptx.org) (click on Departments and Services, Departments G-Z, Police Department, and Citizens Police Academy or Community/Crime Prevention, etc.)
- **CONSIDER BECOMING A BLOCK CAPTAIN** for your area, or offering to help other Block Captains in helping organize neighborhood meetings, establishing quick communication networks for your area, etc. Contact the POA office at 214-473-2001/2002 to complete a simple volunteer form, and your local police department will gladly assist you.

At the Block Meeting, Lake Ridge resident Roderick Bonds, a Security Consultant with Bonds Multi Media Solutions, LLC, gave an overview of products and services offered by his company, including alarm and surveillance camera systems. Roderick is the Senior Alarm Service Provider for the 911 Southwest Regional Communications Center (911SWRCC) affiliated with police departments in Cedar Hill, DeSoto and Duncanville. His company can work with all Lake Ridge property owners, including those in Grand Prairie, to help provide alarm monitoring services that may provide faster, local response.

Many companies offer surveillance and other security systems. Please contact the POA office at 214-473-2002 for referrals to some who have provided their information to the POA, and please research several companies to choose what is best for your needs\*.

Some Lake Ridge residents have installed motion sensor systems around their property that send an audible sound inside the house if activated. This may be desirable while sleeping, or at any time. Again the POA office can provide referrals\*.

Thanks to all for being **VIGILANT** and **PROMPTLY** reporting suspicious or criminal activity to the nearest police department.

*\*The Lake Ridge POA, and anyone associated with it or the Block Captain/Neighborhood Watch Program, does not endorse claims of anyone offering products or services. Everyone is encouraged to compare products and services offered by individual vendors and to choose what they believe is best for their individual needs.*

## **Pets** - continued from page 26

- family, friends and get togethers. Make sure your pets are included in a safe and appropriate way with treats, toys and most of all, love. Being prepared can prevent mishaps and trips to the vet's office. However you chose to celebrate the holidays, Camp Bow Wow hopes you have a dog-gone good time!
- Stacey Copeland is the owner and operator of Camp Bow Wow and Home Buddies SWDallas located at 519 U.S. Highway 67 in Duncanville, TX. Camp Bow Wow is the Premier Dog Daycare & Overnight Camp, also providing in-home pet services. For more information, contact Stacey at 972-296-WOOF.

# A Message From Your Association Manager and Compliance Coordinator

by Carolyn Rollwitz

As our warm Texas weather starts to wind down, we would like to thank all of you who have maintained your lots through the growing season. If you have not mowed your lot this year, it is likely the city mowed your lot and sent you a bill. Due to the lack of property owner participation in a few cases, the Association had to



send out violation notices that were backed by the City of Cedar Hill and the City of Grand Prairie. Please understand that by not mowing your empty lot, it becomes a hazard should a fire break-out and a home to wild animals and snakes. This summer we were fortunate to have only one grass fire, and as you can see from the picture above, it came really close to the house. As you prepare to mow your lot for the final time this year, please remember to mow at least 15 feet from an adjacent homeowner's lot/lawn or a violation will be coming your way.

Another issue we need to address - make sure there is no dumping of grass, tree, plant or shrub clippings on empty lots as this becomes a haven for varmints and is very unattractive as well as hard to mow around and considered illegal dumping. For those that use a lawn service, please advise them of this situation.

Additionally, I recently received a phone call from a homeowner informing me that a dump truck was dumping loads of dirt in one of their common areas. I rushed to the scene and located the dump truck, took his tag number and informed the gentleman that if he did not remove the dirt from the property by the end of the day, the police would be called. If you see

such activities taking place, it would help to get a tag number and pictures if possible. It is impossible for the Association to pay for trash removal and in the end the cost goes back to the innocent property owner where the debris was dumped.

Last but not least, the new Lake Ridge website has been unveiled. If you have not signed up, please go to [www.cmamanagement.com](http://www.cmamanagement.com) and "request to register" (top right hand corner of the page). Once you receive your password, you can go directly to [www.lakeridgepoa.org](http://www.lakeridgepoa.org). I hope that you find the new website informative and user friendly. You will be able to check your account for violations, communicate with the Association office, pay your assessments online, see upcoming events, review the CC&Rs for your section, view plat maps and much more.

We hope that future Lake Ridge Community Newsletters will be distributed through the website to all who have registered; therefore, it is very important to get that password with a valid email address. If you do not know your account number, please do not hesitate to contact Chris or myself at the office, 214-473-2002, and we'll be happy to assist you. You can also call CMA Customer Service at 972-943-2800 for assistance.



our business is business law.



HARWELL HOWARD HYNE GABBERT & MANNER, P.C.

315 Deaderick Street, Suite 1800 | Nashville, Tennessee 37238

Main: 615.256.0500 | Fax: 615.251.1056

[www.h3gm.com](http://www.h3gm.com)

**In the news—**

Following the earthquakes in Cleburne and Euless, Chesapeake ceased using their saltwater disposal wells in those two areas. The source of the earthquakes in Cleburne and Euless could not be confirmed, but it appears to be from drilling into salt water disposal wells (much deeper than gas wells) just a few thousand feet from the fault line that runs through both cities. See the article at [http://www.dallasnews.com/sharedcontent/dws/news/localnews/tv/stories/DN-chesapeake\\_15bus.ART.State.Edition1.4bb186d.html](http://www.dallasnews.com/sharedcontent/dws/news/localnews/tv/stories/DN-chesapeake_15bus.ART.State.Edition1.4bb186d.html))

On September 29<sup>th</sup>, Chesapeake made a major announcement regarding the “monetization” of much of their Barnett Shale assets. These assets are now jointly owned by Chesapeake Midstream Partners, LLC and a private equity firm, Global Infrastructure Partners. Chesapeake Midstream Partners is the pipeline division of Chesapeake which now owns 50% of the assets in return for \$588 million in cash.

In July, Burleson residents filed suit in the 18th State District Court in Cleburne against Chesapeake for withdrawing lease offers in 2008. They contend that Chesapeake was guilty of breach of contract in aborting the agreement and refusing to sign lease agreements with individual property. Since then, Chesapeake has requested a change in the jurisdiction of the lawsuit from Cleburne to Dallas since the suit is for more than \$5M.

Finally, from the *StarTelegram* Blog: *Mineral Rights: Do you own them?*

- *The Texas Department of Insurance settled a dispute between title insurance companies and real estate lawyers about whether the title companies have to check the ownership of minerals when they issue a title policy.*
- *The insurance companies won, but keep an eye on the [Texas Department of Insurance](#), which is scheduled to rule in November on whether consumers will get a discount on title insurance.*  
<http://www.star-telegram.com/804/story/1624915.html>
- *Here's a previous story, with comments from more attorneys:*  
<http://www.star-telegram.com/804/story/1624915.html>

-- Mike Lee

## Annual Canoe Camp

Ridge View Park was the place to be as the Mt. Lebanon Baptist campers held their Fifth Annual Canoe Camp this past August. They had the largest number of participants to-date. The 105 campers/Crusaders ranged from 3<sup>rd</sup> grade to 6<sup>th</sup> grade. Aside from it being a learning experience, the boys also had a great time!

Since the cost of renting space for the boys to learn canoeing had not gone down, Brian Vickers with the Mt. Lebanon Baptist Camp said without the kindness of the POA of Lake Ridge Board of Directors, many of the boys would likely not have had this opportunity.



# Don't Forget Your Pets During the Holidays

by Stacey Copeland, Owner, Camp Bow Wow SWDallas

**O**ctober usually means that the holidays are upon us. Many traditions, decorations and parties get planned and executed throughout October, November and December.

This also provides your pets with new objects to sink their teeth into. Remember to ensure your pet's safety this holiday season with these top tips. Your pet will love you even more when they are safe and sound.

- **Planning a Halloween party?** It's fun to decorate the home with scary things and eerie sounds, but how does that affect your pet? If you are putting out Halloween decorations, be sure your pet is not the one that gets the pee scared out of him! Trick or Treaters are just the beginning – think about your doorbell and how many times it will ring on Halloween. The constant ringing of the doorbell and people coming and going can cause some pets to become stressed out, and stressed out pets can be unpredictable, run out the door or even lash out at people. The neighborhood kids can be cute in their costumes, but to your pet, they are unrecognizable, so be careful even with familiar neighborhood kids. You may want to move your pet to another room during the party or trick or treat time, give them a treat to chew on or turn the TV on to distract them from the door. If you know your dog stresses around crowds, consider day camp or overnight boarding. This gives you peace of mind that your pet is taken care of while you can focus on your guests.
- **We all pig out during the holidays, right?** Well, just as over-eating turkey & dressing, potatoes and pumpkin pie can upset your stomach, feeding your pets table scraps can also make them sick. Too much fatty foods can be detrimental to your pets, such as pancreatitis in dogs and can make cats vomit easily. In addition, animal bones from dinner can be a tempting but potentially deadly treat. Everyone has heard this before, but **NEVER** let dogs or cats eat chocolate. It contains theobromine that is extremely toxic to pets. Even though the amount of chocolate varies that can be harmful depends on your pet's size and how much it consumes, small pets can die from eating too much chocolate. It's simple, do not feed your pet chocolate and keep it out of reach. If your pet does ingest chocolate, contact your veterinarian or local emergency clinic immediately.
- **The smell of a fresh Christmas tree is great dur-**

**ing the holidays.** It can also be a great tree for your dog to relieve himself on or a fun climb for your cat! Placing the tree in an area your pets can't get to will help to preserve the beauty of your tree and the health of your little ones. If not, try to create barriers around the tree and always supervise your pets when they are near it. Halloween, Hanukkah, and Christmas often mean candles will be burning in the home. If the Festival of Lights fills your home, make sure to keep your pets away from your menorah. A jumping cat or wagging tail can knock candles over and easily start a fire during your Hanukkah or Kwanzaa celebrations. Never leave burning candles unsupervised when pets are near.

- **The Christmas tree is not the only thing to be careful with.** All the decorations that go along with it can have potentially dangerous consequences for your pet. Tinsel or popcorn on a string looks especially inviting to cats and dogs. While cats are less likely to eat a glass ornament, some dogs may think it is a ball and chomp down on it, ending up with a mouthful of glass. If this happens, call your nearest veterinarian or local emergency clinic immediately. Don't forget about all the live plants that make the holidays special. Poinsettias, mistletoe, holly and amaryllis plants can be toxic to pets, so let your pets admire those plants from afar.
- **The holidays can also mean cold weather...brrr!** Keep your pets safe and warm during the season. Dogs' paws are extremely sensitive to the cold. If there is ice or snow, booties are a way to protect them from the elements. If your dog doesn't like booties, make sure to wash your dog's paws after they have been outside to get any ice that may have collected between their toes. Cats like warm places and what better place than under the hood of a car! If your cat has access to the garage, or you have outside cats, make sure to check your automobile for sleeping cats before you start the engine. If your pets are normally outside and you bring them in during cold weather, keep in mind the change in air and humidity, which can dry out a pet's coat. Brushing your pet more often will keep their coats clean and shiny.

The holidays are a wonderful time of year filled with

Continued on page 23



## Why Vote “FOR” the Multi-lot Amendment?

If you have not filled out and submitted a ballot this year (2009), please do so NOW. If you voted last year, we need your vote again since this amendment did not pass in 2008. The current vote is **347** For and **208** Against and we must have 2/3 majority vote to get the amendment passed, so please get those ballots in.

**The deadline for voting is January 14, 2010.**

As you may remember, we voted on a number of issues last year and the board was really concerned that there were too many issues brought at one time. As a result, we thought it would be best to keep the voting this year to a single topic, and the one we feel most urgent for property owners to address. Simply put, we think that everyone should pay an assessment for every lot they own and that is not the case today. We are calling for votes again this year.

In layman's terms, here is a brief summary.

**1) (Section 6.02 a. in CC&Rs) – Eliminate the multi-lot discount.**

Currently, no matter how many lots are owned by an individual or entity, they only pay annual assessments for 2, but they get votes for every lot owned. For example, the owner of 200 lots gets 200 votes, but only pays annual assessments for 2 lots with the current cap in place. Multi-lot owners enjoy the benefit of assessments paid by others, but do not contribute an equitable share. **Please vote “FOR” this initiative which will eliminate the multi-lot discount by submitting the ballot on the last page (28) of this newsletter.**



### Communications Information

#### Email Web Telephone

[communications@lakeridgepoa.org](mailto:communications@lakeridgepoa.org) (General)  
[www.lakeridgepoa.org](http://www.lakeridgepoa.org) (Our web site)  
214-473-2002 (Property Manager)

[websiteinfo@lakeridgepoa.org](mailto:websiteinfo@lakeridgepoa.org) (Web)  
[www.cedarhilltx.com](http://www.cedarhilltx.com) (Cedar Hill)  
972-291-5100 (City of Cedar Hill)

[www.gptx.org](http://www.gptx.org) (Grand Prairie )  
972-237-8000 (City of Grand Prairie)

[www.cmamanagement.com](http://www.cmamanagement.com) (Request to Login)

### Committee Information

To join a committee or volunteer your time, please send an email to:

Architectural Control Committee  
[architecture@lakeridgepoa.org](mailto:architecture@lakeridgepoa.org)

Communications Committee  
[communications@lakeridgepoa.org](mailto:communications@lakeridgepoa.org)

Finance/Legal Committee  
[finance@lakeridgepoa.org](mailto:finance@lakeridgepoa.org)

Maintenance Committee  
[maintenance@lakeridgepoa.org](mailto:maintenance@lakeridgepoa.org)

Landscape Committee  
[landscape@lakeridgepoa.org](mailto:landscape@lakeridgepoa.org)

Board of Directors  
[board@lakeridgepoa.org](mailto:board@lakeridgepoa.org)

## **PROPERTY OWNERS ASSOCIATION OF LAKE RIDGE**

### **BALLOT CONSENT TO AMENDMENT TO DECLARATION**

A vote for this amendment is a vote to eliminate the multi-lot credit discount.

#### **Issue**

Property owners that own more than two (2) lots only pay assessments on two (2) lots, but get a vote for each and every lot they own.

#### **Proposed Change**

All property owners pay \$250.00 per lot no matter how many lots they own.

#### **Legal wording for the proposed change to the CC&R's**

### **ARTICLE VI MAINTENANCE FUND**

#### **Section 6.02 Basis of the Maintenance Charge.**

- a. The Maintenance Charge referred to shall be used to create a fund to be known as the "Maintenance Fund", which shall be used as herein provided; and each such Maintenance Charge (except as otherwise hereinafter provided) shall be paid by the Owner of each Tract to the Association. The Maintenance Charge for the year of purchase shall be pro-rated at closing and then shall be paid annually, in advance, on or before the first (1<sup>st</sup>) day of the first (1<sup>st</sup>) month of each calendar year. The Maintenance Charge shall be assessed against each Tract owned. Provided, however, in the event an Owner obtains consent from the Committee for a Composite Building site pursuant to Section 3.02 hereof, such Composite Building Site shall, for the purpose, be considered one Tract beginning upon the completion of the improvements thereon.

   **FOR** amendment                          **AGAINST** amendment

**A Ballot should be signed and submitted for EACH lot/tract that you own.**

If more than one person is the named owner of the lot/tract (e.g. husband and wife), both should sign.

**DATED AND EXECUTED** (specify date): \_\_\_\_\_ **Ballot is VOID if not signed and dated.**

\_\_\_\_\_  
(SIGNATURE -- Owner/Member)

\_\_\_\_\_  
(PRINTED NAME -- Owner/Member)

\_\_\_\_\_  
(SIGNATURE -- Owner/Member)

\_\_\_\_\_  
(PRINTED NAME -- Owner/Member)

**(YOUR LAKE RIDGE PROPERTY/LOT ADDRESS)**

Please complete, sign and promptly return to:

**Property Owners Association of Lake Ridge  
909 West Beltline Road  
Cedar Hill, TX 75104  
Fax: 972-293-7119  
Email: [crollwitz@cmamanagement.com](mailto:crollwitz@cmamanagement.com)**