



COMMUNITY NEWS

A PUBLICATION FOR RESIDENTS OF THE LAKE RIDGE COMMUNITY

MARCH 2010

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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 graded 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

Annual Meeting Update

by Chad McCurdy

We once again held our annual meeting at Lake Ridge Elementary with less excitement than many of our meetings have possessed. There were no votes to raise the annual assessment, change CC&R's, pass a special assessment or even to eliminate the multi-lot discount. We held the votes for the 2010 board elections and received updates from city personnel on a couple of important projects.

We elected a new member to the POA Board this year, Nancy Durant. Nancy moved to the Dallas Fort Worth area after retiring from the Hartsdale, New York School District. She has been serving on the Cedar Hill Neighborhood Advisory Board. When she's not doing that, you can usually find her in her garden.

Stacey Copeland elected not to run for the POA Board this year. Stacey has started a new business in the area and needs to focus her attention there. We will miss her insight and input, but we wish her all the best in her new venture.

We received some updates from the city on the Mansfield road expansion, the Lake Ridge Parkway expansion and the flood remediation behind Lake Ridge Elementary. Mansfield road is going to be expanded to four lanes all the way from the 9th grade school to the Cedar Hill city limits. Lake Ridge parkway is going to be expanded to four lanes all the way from Mansfield road to Hwy 67. It has also been proposed to include a 12 foot jogging

and bike path. City engineers provided an updated schedule for construction.

Construction on the roadway is planned in two phases. Phase One covers the construction of the roadways themselves and is currently underway. Phase Two involves additional lighting, beautification and is planned to commence once funding becomes available. Below is a chart outlining the proposed construction timetables.

PHASE One Construction Schedule

Preliminary Phase and Design Timeline:

- Final Plans Complete January 2010

Bid Schedule Timeline:

- Project Advertisement February 2010
- Bid Opening Date February 2010

Construction Timeline:

- Drainage System Repairs Summer 2009
- Begin Franchise Utility Relocations December 2009
- End Franchise Utility Relocations April 2010
- Award Construction Contract Spring 2010
- Pre-Construction Meeting Spring 2010
- Begin Roadway Construction Summer 2010
- End Roadway Construction Summer 2010

As for the flooding behind Lake Ridge Elementary, while the city has a plan to alleviate the flooding, there remains several obstacles to their executing the plan at this time. They will need to obtain right of way across several properties for drainage

Continued on page 4

You Are Invited to the Lake Ridge Open House

Thursday, April 1

4:00 - 7:00 pm

Lake Ridge Sales Center

100 Lake Ridge Parkway

RSVP to 972-299-5263

The Property Owner's Association is now located at the sales center. It's a good time to stop by, say hi and meet your neighbors as well as the new Bluegreen sales and office staff. Light hors d'oeuvres, beer and wine will be served.



Lake Ridge Property Owners Association new location

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SNOW IN LAKE RIDGE



This beautiful site looks like a scene from a snow storm you would see in Amarillo, but it happened right here in Lake Ridge. During the storm on February 11, 2010, many of the trees on both resident and empty lots were damaged.

You will find on page 19-20 of this newsletter, a notice which includes service providers that have paid to advertise, offering tree removal services. We realize that the damage is extensive in many areas; however, it is imperative that this be addressed as quickly as possible.



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Enrollment Opportunities

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Enrollment Testing:
Saturday, April 10

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Annual Meeting - continued from page 1

easements. We will have additional updates on this project as information becomes available.

The Association held a food drive during the Christmas Holidays and we donated a couple hundred cans of food to the local food pantry (photo on page 22). For bringing food to the drive participants received a chance to win a hotel package. The winners of the prizes were Cristina Bruzda, Pamela Scanlan, and Angie Johnson.

The board took questions from those attending. One question was why we didn't hold another vote on the multi-lot discount. Since we failed to even get half the votes needed last year to make the count official, the board decided that there was a lack of interest in moving forward on this issue. The board also requested that property owners provide feedback on projects and initiatives that are of interest to the members. Some of the ideas suggested were to repair the fountain in the front pond behind the POA office; work with the city on installing tennis courts in Valley Ridge Park; add

landscaping to medians along Lake View; add a walking/jogging path to Fossil Ridge park; organize more social activities and/or hire a social director; stock the community ponds with more fish; or just maintain what we have and not worry about additional improvements. If you are interested in providing feedback on these items, you can send them to the board members at board@lakeridgepoa.org. Following questions and discussion, the meeting was adjourned.

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Remediation of Erosion in Lake Ridge

by Phil MacDonald, POA of Lake Ridge President

In 2007, after a number of very heavy rain events, significant areas of erosion in Lake Ridge along some drainage ditches and creeks became apparent, especially in the portion of Lake Ridge within the City of Cedar Hill. In order to catalogue and understand the nature and causes of the erosion, the City of Cedar Hill and the original developer (Bluegreen) commissioned an engineering study that was completed in late 2007. The engineering study concluded that the highly erosive soil types indigenous to the area, coupled with the terrain, and the impacts and nature of development on both, were the primary contributing factors to erosion in the area. The study provided potential fixes and associated costs for 32 sites included in the study.

In February of 2008, the City of Cedar Hill Mayor and City Council appointed an ad hoc committee to further evaluate erosion issues in the Cedar Hill portion of Lake Ridge. After eleven months of meetings and on-site visits, the committee completed its work and prepared a remediation and erosion control plan, then obtained a signed agreement between the developer of Lake Ridge (Bluegreen), the city of Cedar Hill, and the POA. In order to effectively clarify responsibilities, the committee developed the following policy statements:

1. *It is the responsibility of the Lake Ridge property owner to control erosion on his or her property and to keep drainage ditches/easements functional.*
2. *Erosion along creeks is natural and is the responsibility of the property owner to maintain, if so desired.*
3. *It is the City's responsibility to repair and secure public water and sewer lines damaged as the result of erosion.*
4. *It is the City's responsibility to repair and secure street infrastructure damaged as a result of erosion.*
5. *It is the responsibility of the POA of Lake Ridge to repair and maintain the common area drainage ditches along Prairie View Blvd. and its other common areas, including its parks.*
6. *It is the City's responsibility to maintain major storm pipes, culverts and outfalls within the ROW of public street infrastructure.*
7. *It is the City's responsibility to insure that the major drainage courses are kept free of obstructions to maintain the free flow of water. However, the City does not address erosion along drainage courses.*



Erosion of Golden Pond Dam. The pond is just beyond the cattails at the top of the picture.



Temporary fix of Golden Pond Dam erosion damage.

The committee also created a drainage remediation project list to aid in establishing priorities. The city then repaired 6 sites where either sewer or water lines or road bridges were exposed to potential damage. The most visible of these projects is the front entrance culvert, which was silting up and needed better drainage downstream to be kept clear. Another important city remediation area was the area around Prairie View Blvd. bridge. Bluegreen agreed to remediate 10 other sites. The sites that Bluegreen repaired were primarily along Prairie View inside the POA south side common area and on the north side of Prairie View, but also included the Anderson Road right of way off Sonterra,

Continued on page 8

Update on Gas Exploration

by Laura Satterfield

Your Lake Ridge Area Gas Leasing Coalition, LARAPO, continues to monitor gas leasing in our area. Recent news indicates that gas leasing in the Barnett has resumed.

The abrupt slowdown of gas lease offers in 2009 was a direct result of several factors. The exceptionally high gas prices of 2008 (\$13.50/mcf in July 2008) resulted in an overabundance of gas supplies. In turn, the price of gas began to sink and gas leasing in the Barnett was a thing of the past.

Rig counts at the end of January in the Barnett Shale were 78, compared to 214 active rigs toward the end of 2008. According to a report in the *Star-Telegram* on February 2, rig counts are up across the US, but down in the Barnett Shale.

Rising concerns about air quality in the areas around the wells has resulted in several cities reviewing their ordinances on gas drilling. Because of citizen concerns, XTO has reduced the number of wells it planned to drill in south Fort Worth, close to Daggett Montessori School. In response to air quality findings of higher benzene concentrations around drill sites, the City of Dish (north of Fort Worth) is considering a moratorium on new wells and Fort Worth is considering using revenues from gas drilling to pay for air quality tests. Cedar Hill is still considering the adoption of the Gas Lease Steering Committee's recommended ordinances.

According to industry experts, energy companies will begin drilling again once prices of natural gas stabilize at \$6 to \$8/mcf. According to Mark Caffey, CEO of Caffey Group LLC, we should see a marked increase in leasing in the "Barnett Core", the areas that generally have the biggest producing gas wells. I speculate that the Dancigar, just west of Tangle Ridge Golf Course in the Lake Ridge area, is such a well.

Despite the "push back" from many of the municipalities in the Barnett Shale, residents in Keller just voted to approve the Chesapeake lease offer of \$5,250 per acre for a three year term, with a \$2,500 option for the

second 2 year term. Their royalty rate is 25%. The chairman for the NE Tarrant Gas Leasing Organization (NETGLO), Doug Inscho, believes that the residents agreed to the terms because they were better than the "door to door" offers that were being given and because the residents were interested in moving on. According to Mark Caffey, (Caffey Group LLC), the current lease-bonus offers are an average of \$2,000 to \$3,000 per acre.



With gas prices inching up toward the \$6 mark, many companies are hiring leasing agents. According to a *Star Telegram* article, Chesapeake Energy plans to increase leasing and drilling following the closing of its \$2.25B deal with Total, S.A., a French oil company. The *Star-Telegram* article quotes Chesapeake spokeswoman, Julie Wilson, saying that "Chesapeake has 22 drilling rigs working in the Barnett and expects to have 30 active rigs by year's end". Aubry McClendon said the company would like to lease an additional 100,000 acres in the Barnett. According to Ms. Wilson, the company intends to fill in gaps in areas where it already has a presence and has pinpointed likely drilling sites.

In conclusion, I anticipate that some of us will be approached for gas leases. Quoting the *Star-Telegram* article (2-6-2010, JZ Smith) "Offers could be \$5,000-plus per acre for leases negotiated with large homeowner groups, which have greater bargaining clout. Leasing companies are sometimes willing to make more attractive offers to large groups because negotiating separately with each property owner takes longer and raises personnel costs." **The volunteers with LARAPO have worked in the past and will continue to work toward favorable treatment of mineral owners in our coalition.**

For more information, please visit our web site www.larapo.org. You may also e-mail questions to info@larapo.org.

Third Annual Lake Ridge Charity Golf Tournament

by Chad McCurdy

The planning committee of the Annual Lake Ridge Charity Golf Tournament has been busy getting things ready for the 2010 tournament. Always learning from the past, we are trying some new things this year to encourage participation and we have set our goals high for a great charity benefit.

The tournament this year will be held on September 18th at Tangle Ridge Golf Course. Our major charity will once again be Happy Hill Farm. This year, Ed Shipman, who is the director/owner of this wonderful facility, has arranged for some former Cowboy Football players to be present for the event, support advertising and promotion for the event. They are also providing volunteers to help us out this year. At each of the last two tournaments we have raised money for 2 to 3 local charities. We will continue that tradition again this year using contest and tournament proceeds once again to support local causes.

We surveyed a number of players following last year's tournament and learned a few important things. First, the prizes that we were awarding were not being utilized and presented little incentive for people to participate in the tournament. Second, many people felt that while the raffle drawing at the end was nice, they did not like the length of time it took to get through all the drawings. We are going to make a few changes this year in an effort to make the drawing go faster and get more player participation.

We have decided to forego the prize packages that were used in the past. For what we paid out to obtain these prizes, we can now award some nice cash prizes instead. For 2010 the first place team is going to receive a cash prize award of \$1,000. The second place team is going to receive a cash award of \$500. We will still have prizes for longest drive and closest to the pin, but we also want to come up with ideas where everyone can walk away with something. We have also had a lack of participation from golfers that are members of Tangle Ridge because we are forced to charge them the same entry fee as non-members. While the course will not waive the entry fee, we hope that this year's prizes will cause them to reconsider.

We also think our plan for this year will bring us closer to our total goals. We want to raise money and awareness for worthwhile charities, and at the same time expose people to the Lake Ridge lifestyle. We hope that once they see our community, they will consider becoming our neighbors. Again, all costs and donations are funded through the registration fees, sponsor donations and contestant revenues. There is absolutely **no cost** to the Lake Ridge Property Owners Association.



Lake Ride Golf Tournament Gives Back

Phil MacDonald (left) and Chad McCurdy (right) presenting \$10,000 check to Ed Shipman (center)

Mark the date and plan to spend the day with your neighbors and friends for a great day of golf and fun. Registration cost will be as follows: Early registration is \$75 before May 1st. After May 1st it goes to \$85 and then after August 1st it goes to \$95. That cost will provide 18 holes of golf, golf cart, breakfast, lunch, drinks along the way, and some really great prizes!

Anyone interested in advertising for your business is encouraged to become a sponsor, provide articles for the golfer goodie bags and/or great things to auction at the tournament.

More information will be coming soon. Want to know more now or want to get involved? Contact Carolyn Rollwitz at 214-473-2002 and she can put you in touch with any of the committee chairman where you wish to volunteer.

Heading various committees:

Tournament Organizer and Director: Chad McCurdy

Sponsorship/goodie bags/raffle tickets: Carolyn Rollwitz and Jerry Bradford

Breakfast and Lunch: Mary Tengra and Pam Helin

Recruiting Players: Bob Leach and Bill Pierce

Advertising: Pamela Prince, Pam Helin and Bill Pierce

Contest Coordinators: Lynn Davidson and Eric Helin

Volunteers: Kay Davidson

Remediation of Erosion - continued from page 5

up the hill at the end of Mountain Lakes Drive, and the northeast corner of High Valley Lane and Waterstone Drive. Under this agreement, Bluegreen was indemnified from future responsibility for Lake Ridge erosion remediation. In addition, the POA completed several erosion remediation efforts in the POA parks (which are primarily drainage control devices). The committee also recommended that the Cedar Hill Independent School District (CHISD) and POA work with the City jointly to develop and fund a solution for ongoing drainage problems associated with the Lake Ridge Elementary School (which sometimes floods up to 7 nearby homes).

All the areas of previous erosion damage repair appear to have held up well during this very wet winter of 2009/2010, with the exception of the work around the front entrance. Since the city did that remediation work, and responsibility falls to them under Item 6 above, the city manager's office has agreed to a POA request to fix the erosion damage near the front entrance, and this time use a more durable matting material.

However, we do have some entirely new erosion problems in Lake Ridge. The city has also agreed to fix the areas along Wilshire Court where the water and sewer lines are exposed, and the area along the south side of Lakeview Drive, west of Oak Tree Cove, where street water has cut a deep ravine.

There is one major new problem area that the POA is clearly responsible for (shown in the top picture on page 5). That is the drainage from Golden Pond to the lake behind the POA offices and the Bluegreen sales center. The area between the two lakes is POA common area and the creek has cut a deep ravine into the Golden Pond dam. If that damage is not repaired, Golden Pond could dump into the lake behind the offices.

Our first step was to place a large blue tarp over the erosion area and try to minimize or prevent further loss of the dam material as shown in the second picture. We are now in the process of getting bids on a permanent fix to the problem. We expect to use grouted rock for the change in elevation. In addition, the city of Cedar Hill has requested that a state engineer assess all of the structural integrity of all dams in Lake Ridge.



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As 2010 Census Begins, Be Cautious About Giving Info to Census Workers

by Susan Johnson

With the U.S. Census process beginning, the Better Business Bureau (BBB) advises people to be cooperative, but cautious, so as not to become a victim of fraud or identity theft. The first phase of the 2010 U.S. Census is under way as workers have begun verifying the addresses of households across the country. Eventually, more than 140,000 U.S. Census workers will count every person in the United States and will gather information about every person living at each address including name, age, gender, race, and other relevant data.

The big question is - how do you tell the difference between a U.S. Census worker and a con artist? BBB offers the following advice:

If a U.S. Census worker knocks on your door, they will have a badge, a handheld device, a Census Bureau canvas bag, and a confidentiality notice. Ask to see their identification and their badge before answering their questions. *However, you should never invite anyone you don't know into your home.*

Census workers are currently only knocking on doors to verify address information. *Do not give your Social Security number, credit card or banking information to anyone, even if they claim they need it for the U.S. Census.*

REMEMBER, NO MATTER WHAT THEY ASK, YOU REALLY ONLY NEED TO TELL THEM HOW MANY PEOPLE LIVE AT YOUR ADDRESS.

While the Census Bureau might ask for basic financial information, such as a salary range, YOU DON'T HAVE TO ANSWER ANYTHING AT ALL ABOUT YOUR FINANCIAL SITUATION. The Census Bureau will not

ask for Social Security, bank account, or credit card numbers, nor will employees solicit donations. Any one asking for that information is NOT with the Census Bureau.

AND REMEMBER, THE CENSUS BUREAU HAS DECIDED NOT TO WORK WITH ACORN ON GATHERING THIS INFORMATION. No Acorn worker should approach you saying he/she is with the Census Bureau.

Eventually, Census workers may contact you by telephone, mail, or in person at home. However, the Census Bureau will not contact you by email, so be on the lookout for email scams impersonating the Census.

Never click on a link or open any attachments in an email that are supposedly from the U.S. Census Bureau.

For more advice on avoiding identity theft and fraud, visit www.bbb.org

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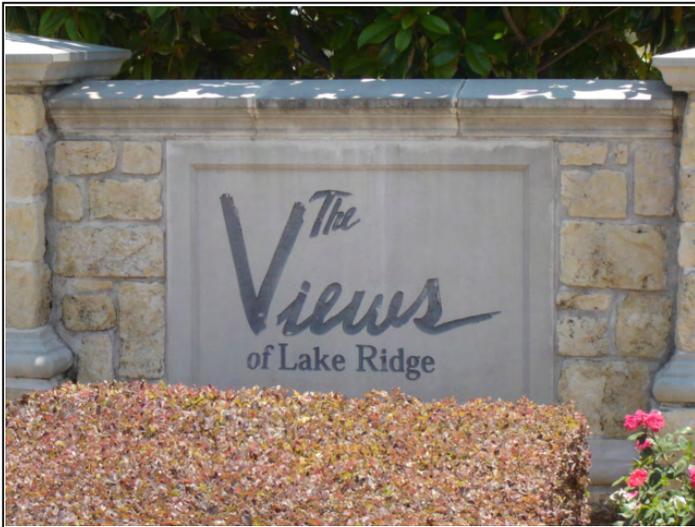
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Gated Community Highlights - The Views

by Carolyn Rollwitz



The Views of Lake Ridge consists of 40 lots with pristine homes and future home sites. As a community, property owners and residents pulled together by voting for a special assessment and an increase in assessments for the good of the neighborhood. The need for a special assessment became apparent when the gates were non-operable and funds were short due to consistent repairs; therefore, the special assessment was passed. The community was then able to purchase new gate operators, and the gates are now closed on a continuous basis.

With the increase in assessments, this is paving the way for the community to allow for improved financial stability, beautification of the entrance, upgrade common property as well as funding the repair and replacement reserve.

The Board of Directors voted to implement a landscape plan thanks to the increase in assessment that would consist of several phases: Phase one was completed late in 2009 by removing unsightly plants and planting roses, drought tolerant plants, grasses, and heavy mulch was added to preserve water usage; Phase two consisted of planting Crepe Myrtles, additional roses and grasses in the center island; and Phase three will take place this spring by adding additional plantings. The Board is also researching street lighting and updating street signs, which will also add to the ambiance of the community.

The Board is also looking to have more community activities and encourage homeowner involvement in their endeavors to enhance the community. Therefore, watch your mail for an invitation to the next Community Meeting, date and time to be determined.

Thank you, Views homeowners, for taking ownership of your community and showing your support to the Board of Directors. By standing together as a community, many great things can be accomplished.

Jan Dumas, MSSW, LCSW

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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.

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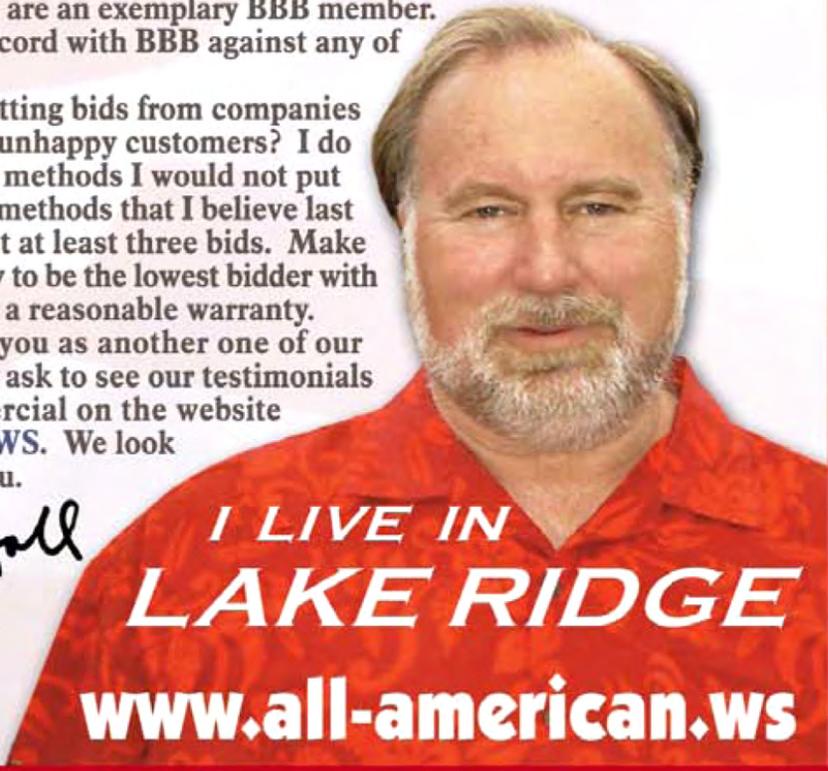
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The Dogwood Canyon Audubon Center

by Chad Culak

Dogwood Canyon in southwest Dallas County, Texas, occupies a unique ecological transition zone, a meeting point of east and west Texas, a unique confluence of flora, fauna and geology. The Canyon is an undeveloped natural site within easy access of 6.2 million people. Audubon Texas will build, starting in March of 2010, a 6,000 square foot Audubon Center that will provide a venue for Audubon's environmental education program, protect the site's sensitive habitat, facilitate current and future research projects, and provide opportunities for urban and suburban families in a rapidly developing area to engage with nature.

The Dogwood Canyon Audubon Center project involves a consortium of public and private partners, including the City of Cedar Hill, the Cedar Hill Economic Development Corporation, County of Dallas and the Audubon Dallas Chapter for the purpose of preserving a very special place. The center will serve Audubon's mission *"to conserve and restore natural ecosystems, focusing on birds, other wildlife, and their habitats for the benefit of humanity and the earth's biological diversity."*

While conserving the canyon is most important to Audubon's mission, educating and introducing families, individuals and students to nature is a close second.

When the Center opens next year, Audubon will use this facility to conduct its education programs, primarily its student education program Project Compass. During the past five years more than 9,000 school students have participated in our Project Compass hands-on learning program held at Cedar Ridge Preserve. The program engages students in the scientific method, and includes hypothesis development, field data collection using scientific tools, and data synthesis and inference. Students have unique opportunities to witness in nature the same biological processes they learn about in the classroom, enhancing comprehension of often difficult and abstract concepts. Developed in partnership with school districts, Project Compass meets Texas Essential Knowledge and Skills (TEKS) curriculum guidelines recommended by the state.

Once the center opens in 2011 citizens from Cedar Hill and the surrounding communities will be able to hike the canyon, enjoy a nature related class or participate in a variety of volunteer related opportunities.

For more information or to support Audubon's work in Cedar Hill, please call 214-309-5870 or visit <http://www.tx.audubon.org/Dogwood.html>.



Mail Thieves Target Blue Mail Collection Box at Cedar Hill Post Office

by Pamela Prince

On January 22, 2010, U.S. Postal Inspectors issued a warning about mail thieves targeting 'outgoing' mail deposited in blue mail collection boxes by 'phishing' for mail. A postal clerk in Cedar Hill stated a 'phishing' device was found in the box at the Main Post Office right here in Cedar Hill!

The press release stated that recently, criminals have targeted the outside collection boxes, breaking into them at night looking for mail deposited after the last posted collection time. Mail put into the collection boxes before the last posted pick up time on the box has not been affected. At the Cedar Hill Main Post Office located at 475 E. FM 1382, the scheduled mail collection times are 2 pm & 5 pm Monday – Friday, and noon on Saturday.

U.S. Postal Inspectors suggest the following tips to help keep your mail safe:

- Deposit mail in a collection box before the last posted pick up time. (Do not allow your bill payments and other valuable mail to sit in a collection box overnight.)
- Consider depositing mail into the post office lobby mail drop.
- Never send cash or coins in the mail. Use checks or money orders.

Also, there have been several reported incidents of mail theft from curbside mailboxes here in Lake Ridge. Some crime prevention tips to avoid this crime are:

- Install a secure, locked mail box for mail delivery at your home. These can be found at various Internet sites or home improvement stores. The sturdier the better. Mail is deposited into a slot, but must be accessed with a key.
- Pick up mail promptly after delivery.
- Consider renting a post office box or a private mail box at a private mail receiving agency or UPS store.
- Do not leave your outgoing mail in an unlocked mail box.

Mail thieves often look for checks which they chemically "wash", and then rewrite with a new payee's name and even a higher amount. To help prevent this crime:

- Order checks with fraud prevention and detection safeguards.
- Do not imprint checks with driver's license or social security number or date of birth!
- Ideally, pick up new checks rather than have them mailed.
- Use Direct Deposit for regular income checks.
- When writing checks:
 - Press hard (leave an indentation) and fill up all lines, even if you need to use a heavy, squiggly line. This makes it more challenging for mail thieves to "wash" your checks.
 - Write your checks with ink that is hard to chemically "wash"! Uni Super Ink is advertised to help "prevent criminal check washing and other document alteration" and can be found in several "gel" pens and "roller" pens. "Ballpoint" pens are generally easier to "wash" so do not use them to write your checks!
 - Only write the last four digits of account numbers on checks.



Top photo: Outside collection box at Cedar Hill Post Office
Bottom photo: Inside drop off area

Continued on page 22

Cedar Hill residents go green!

Hendons garner relief from their utility bill and interest from neighbors

Paid Advertising by Ambassador Energy of North Texas

"Turning the installation on and seeing our meter run backwards was quite a treat," Steve Hendon said upon completing the solar electric system he and his wife, Jodi, had installed at their home at 2913 S. Lakeview Street.

"The Hendons' enthusiasm inspires us to keep pushing out news about solar," says Steve Fulgham, CEO of Ambassador Energy, Inc., who flew from California to Cedar Hill to lend his expertise to the installation. "We are committed to Texas and the fantastic rebates that go directly to consumers. \$2.46 per watt rebate, along with the 30% federal tax credit ends up paying for at least half of Texas consumers' going green through the installation of solar. And since our other founder of Ambassador Energy grew up in Grapevine, nothing could please us more than helping the green cause in Texas."



Hendon told Mike Williams of Ambassador Energy of North Texas, who facilitated the installation, "We had been curious about solar power for a number of years, but had not inquired about the specifics. It wasn't until we met Mike and Drew [of Ambassador Energy North Texas] that we really understood the process and how it might work for us."

So, what is the process? "A good solar professional will do a custom property and power analysis by visiting the site and reviewing the utility bill. We take a day or two to compile the data, run it through our analytic software and come back with a hard-line assessment of the system size, output, ROI, IRR – the whole ball of wax. We are happy to do all of this work ahead of the homeowner's decision," said Mike Williams. "If people are informed, they make solid choices that they are happy to live with for years to come."

The financial case is often the cause for action on the part of the consumer. "In our case," Steve Hendon said, "after researching the possibility of solar power and realizing that the rebates and tax credits paid for a significant portion of the project, we begin to understand the long term financial advantage of producing solar power. The actual return on our investment would be hard to duplicate consistently with just about any other investment."

Another consideration during the design process is the location of the solar panel arrays. There is a variety of options for the location of the arrays, depending on the property, its structures, juxtaposition to the sun and the CC&R's of the HOA. In the Hendons' case, a ground-mounted system was chosen for the back of the one-acre lot because, as Hendon said, "it would have less visibility and excellent exposure to the sun year round. Our installation is low to the ground and when we add landscaping, it will blend in nicely. The size of our installation would not have been possible on the roof and we really preferred to have the ground mount at the back of the property."

As for the HOA and getting approval, the process is pretty straight-forward. With Mike's help with data and drawings, the Hendons applied to the Architectural Committee, following normal procedures. The project was approved and a 'green light' was given, taking only 1-2 weeks from submittal to approval.

"Ultimately, no matter how green a decision, it just wouldn't seem right if the neighbors hated you for it," says Ambassador Energy's Mike Williams and is happy to report from Hendon that they have had "no negative response from anyone and have had support and curiosity from those we have talked to. Our experience has been that people want to know more about the solar panels and what kind of success we are having. I believe several people have developed an interest in taking a closer look at solar for their homes."

"We were surprised at how quickly and smoothly the installation took place. The people that worked on our project were professional and knew what they were doing. We also were surprised that the CEO of Ambassador Energy flew in from California for our installation. We just received our first electric bill and our bill was down over half from last year, everything we expected and more."

For more information, please see www.AmbassadorEnergy.com or call Ambassador Energy of North Texas at 214-478-1990.



New Association Web site Goes Live...Have You Signed Up Yet?

by Carolyn Rollwitz

Please be reminded that you can access your account online, pay online, monitor violations, communicate with the POA office and much more. One benefit that many of you have been asking for is now available, which is a "homeowner referral" page. All you have to do is know someone that is "reliable", complete the referral form, submit to the POA office, and those handymen, plumbers, electricians, and other service providers that YOU have found to be reliable will be posted and your neighbors can take advantage of your good experiences. "The POA does not recommend a contractor, builder, or any other service provider."

If you have not logged on, please do so by going to: www.lakeridgepoa.org and on the left side of the screen click on register, fill out the form on the right and submit for a password. Should you live in a gated community, after you receive your password, you will

need to log back in and edit your profile, go to the bottom of the page, and add an account.

Should you not know your account number(s), please feel free to contact the POA office at 214-473-2002 or email crollwitz@cmamanagement.com. We will be happy to assist you.



Easter is more than just a rabbit!

Come and see!

First United Methodist Church, Cedar Hill
"a place where you can belong"
128 N. Roberts Rd. at Belt Line
(972) 291-1711
www.cedarhillmethodist.org

Sat., April 3rd — join us for a free community celebration:
❖ Free Pancake Breakfast 9:00 AM
❖ Sharing the Easter story with the Children 9:30 AM
❖ Children's Easter Egg Hunt 10:00 AM

Sun, April 4th — join us to celebrate in worship:
❖ Traditional service 8:30 – 9:30 AM
❖ Sunday school for all ages 9:45 AM
❖ Blended service 11:00 AM – Noon (ASL Interpreted)
❖ Special Easter Music



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Alternative Energy Installations

by Chad McCurdy

There is going to be more of a push for alternative energy installations over the next few years due to a number of factors. There have been numerous incentives, rebates and tax credits made available to try and reduce dependence upon fossil fuels. However, with energy prices only expected to rise in the foreseeable future, that is incentive enough for many to look at these installations. In fact, a number of installations have already taken place in Lake Ridge.

The POA board has elected not to adopt any specific requirements for these installations at this time. However, any installation must comply with existing CC&R's. For example: wind turbine installations will still need to be below the 35ft. limit. You will need to submit a plan to the Architectural Control Committee to be approved prior to installation. Since we have not adopted any formal policy at this time, this is largely a formality. I think it would be everyone's preference not to have solar panels facing the street but there are technical requirements that may dictate where these systems must be installed.

The forms for installation can be found on the POA website at <http://www.lakeridgepoa.org> then go to the customer service tab, scroll down and click on the forms tab. On the ensuing page you will see a link for the ACC submittal form. Fill out the form and send to the POA office. If you have any questions please contact Carolyn Rollwitz at 214-473-2001 or by email at

crollwitz@cmamanagement.com.

Help Us Save Money!

To receive this newsletter online, **please login to your homeowner account**. (if you have not signed on before, please go to 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.!



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AFTER

BEFORE

March Garden Tip

- **Plant Spring Annuals and Perennials**
- **Plant Trees, Shrubs, Roses**
- **Apply Lawn Food**
- **Spray and Kill Weeds**



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PROPERTY OWNERS ASSOCIATION OF LAKE RIDGE

March, 2010

This is pertinent to all homeowners who had storm damage on their property

Dear Lake Ridge Property Owner:

This letter hereby serves as a reminder of the required compliance of the Deed Restrictions for Lake Ridge at Joe Pool Lake. THIS IS NOT A VIOLATION LETTER. Section 3.18 states that owners and occupants of any Tract shall jointly and severally have the duty and responsibility, at their sole cost and expense, to keep that Tract so owned or occupied, including improvements and grounds in connection therewith, in a well-maintained, safe, clean and attractive condition at all times. **NOTE: If the grass or weeds on empty lots are over one foot tall this is an indication that a mow is required. Also, piles of brush must to be removed and with the record snow in February many trees have been damaged and are in need of trimming.**

Home sites require manicured mows as stated in Section 3.18 of the Deed Restrictions. Keep landscaped home sites mowed, trimmed, edged, and free of weeds, debris and watered. Flowerbeds must be kept in good condition. Lawns must be watered accordingly. Newly constructed homes are required to install landscaping upon completion of home.

Mow and trim weeds from undeveloped lots that are **heavily wooded** a minimum of **50 feet from the street or to a heavy tree line and 15 feet around the perimeter adjacent to neighboring lots.** Should lots not be heavily wooded the entire lot beginning at the street must be mowed. **Attention: The Association is no longer mowing the front right-of-way of any empty lot.**

Please be advised that if you do not meet these requirements, the Association has the right to perform the required maintenance and invoice you for the work and impose a violation fine per Section 3.19 of the CC&Rs.

The Association cannot recommend a maintenance contractor; however, the following have paid an advertising fee in order to be included on this list and are willing to perform maintenance of your lot or lawn at a cost negotiated between you the property owner and contractor. The list also includes additional services that may be of assistance to you.

-
- ➔ **Have Tractor Will Mow** - ernestbaley@sbcglobal.net - Ernest Baley 972-291-1677 Lot Mowing and Light Tree Trimming, 108 N. Potter, Cedar Hill, TX – Insured

 - ➔ **Sully's Tractor Service, Inc.** - sullytractor@aol.com - Sully Sullivan 972-988-9009 Lot Mowing, Tree Service, Dirt Work, Pressure Washing and Debris Removal –Insured. *We believe business goes where it is invited and stays where it is well treated.*

 - ➔ **Mike's Tractor Rental** - mikestractorrental@sbcglobal.net - Mike Craig 972-834-6043 *As a long time resident of Lake Ridge I will work with you at very affordable rates to accomplish the tasks you need done. Digging, tilling, dirt work, lot clearing, brush hog mowing – check out my website at www.mikestractorrental.com for more information – Insured*

 - ➔ **Armstrong Mowing & Light Dirt Work** - Mr.Armstrong@sbcglobal.net - Armstrong 214-339-0823 or 903-654-2486 Lot Mowing, Light Dirt Work, Tree Trimming; 5839 Beau Purple Dr., Dallas, TX 75211 - Insured

 - ➔ **KM Tractor Service** - kmtractor@gmail.com - Mike Marteness 817-344-0250 or John Green 214-684-2442; Brush hog cutting, yard leveling, lot clean up, light dirt work and lawn care – Insured

 - ➔ **Texas Tractor Service, LLC** - texastractor@swbell.net - Darren Heitman - office 972-291-4966 or cell 972-877-4966; PO Box 1465 Cedar Hill - TOTAL LOT CARE: Tree, grass, excavation/dirt work; Multiple lot and prepay discounts; Email or traditional billing; Fast response; Insured. Locally owned & operated since 1986.
-

-
- ➔ **H. Hudson Tractor Mowing Service** - fox40@sbcglobal.net - Herron Hudson 214-213-2785; Lot Mowing and Dirt Work – Insured PO Box 1437, Red Oak, TX 75154-1437

 - ➔ **Tractor Mowing** - jdmerrifield7710@yahoo.com - Danny Merrifield 972-291-7308 or cell 214-693-5927; Cedar Hill – Lot Mowing, Lots and Acreage, Light Tree Trimming - Insured

 - ➔ **D&H Tractor Service** - carasbury@r2fab.com - Don Hatchtel 214-676-8956 or Cindy Rasbury at 817-371-6762; Bush Hog Mowing – Acreage & Lots- Insured

 - ➔ **American Landscapers, Inc.** - americanlandscaper@sbcglobal.net - Joe Terrell 682-554-8548; Lot/ acreage mowing, weed eating, tree service, fertilizing, trash removal, and landscaping/plantings- Insured

 - ➔ **Don Camp** - doncamp56@sbcglobal.net - Don Camp at 214-403-5870; Lots/Acreage and Residential yards from \$50. For all your landscaping needs call, text or send email to request an estimate.
-

We appreciate your cooperation and thank you in advance for your help with maintenance and keeping Lake Ridge a premier community. Remember, the cost of sending out violation notices costs the Association, which is you.

Yours Very Truly,
POA of Lake Ridge Board of Directors

Photos taken of damaged trees from our recent storm and getting them ready for pick-up.



Ten Reasons To Volunteer Within Lake Ridge:

- | | |
|---|---|
| <ol style="list-style-type: none"> 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. | <ol style="list-style-type: none"> 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



Donated food for the Cedar Hill Food Pantry during the POA holiday food drive

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 the newsletter, 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.

CLASSES ARE LIMITED, SIGN UP NOW!! CALL 214.532.1161 OR EMAIL: jamie@campseenergy.com

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Refer your friends to Lake Ridge and you could win FREE POA Dues for a Year!

Now through April 25, for every friend you refer to Lake Ridge, your name will be entered into the contest. The winner will have their POA dues paid for a full year.

Just call one of the Lake Ridge land consultants at **972-299-5263** to refer a friend. Or, have your friends mention your name when they set an appointment to tour the property! It's that easy and could save you hundreds of dollars!

Homesites are available in The Summit, The Preserve and The Sanctuary, so have your friends call today.

Help keep your neighborhood clean.

With Spring around the corner, please clean up after your pets when taking them for a walk!



Mail Box Thefts - continued from page 14

The U.S. Postal Inspection Service is asking the public to report thefts of mail throughout the DFW Metro area, and even suspicious activity or persons near USPS Mail Collection Boxes. The mail theft reporting form can be found at www.postalinspectors.uspis.gov.

Click on Investigations, click on Mail Theft, then click on File a Mail Theft Complaint; or call the U.S. Postal Inspection Service at 1-877-876-2455.

You are asked to be a good witness and note the physical description of the individual(s) and/or vehicle including license plate number and direction of flight. Promptly call 911, then Postal Inspectors. The U.S. Postal Inspection Service offers rewards for information leading to the arrest and conviction of mail thieves. More information about this can also be found on the agency website.

Communications Information

Email Web Telephone

communications@lakeridgepoa.org (General)
www.lakeridgepoa.org (Our web site)
214-473-2002 (Property Manager)

websiteinfo@lakeridgepoa.org (Web)
www.cedarhilltx.com (Cedar Hill)
972-291-5100 (City of Cedar Hill)

www.gptx.org (Grand Prairie)
972-237-8000 (City of Grand Prairie)

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

Communications Committee
communications@lakeridgepoa.org

Finance/Legal Committee
finance@lakeridgepoa.org

Maintenance Committee
maintenance@lakeridgepoa.org

Landscape Committee
landscape@lakeridgepoa.org

Board of Directors
board@lakeridgepoa.org