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Lake Ridge Facts:

- 3,200 total acres
- Over 50 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

3rd Annual Golf Tournament

by Chad McCurdy

Our 2010 golf tournament marked the third year of this charity event. The reason we began hosting this tournament was to provide an opportunity for our community to come together in a social setting for a good cause. The tournament provides a means for us to become part of the community around us with the money we help raise for charity. But just as important, our sincere hope is that we are able to entice people to participate in our tournament that wouldn't normally come out to our area. They might decide that Lake Ridge is a place they would like to call home!



Teams waiting for the 2010 tournament to start!

In spite of a difficult economy, we were still able to host a very successful event. This was only possible because of all the hard work of our volunteers. We began meeting right after the 2009 tournament so we could focus on the things we thought were successful, but more importantly, we wanted to find ways to make the 2010 tournament even better. During the first two years we purchased a prize package from Golf Planner Digest. The package was not cheap and typically included hotel stays, a cruise, hole-in-one prizes etc. However, we received feedback that people were either having difficulty, or for some reason choosing not to redeem the prize packages we gave out during the first two

tournaments. As a result, we made some significant changes in the prizes awarded this time.

In addition to our volunteers, this tournament would not be possible without our corporate sponsors. You will see mentions of our corporate sponsors in this newsletter. I hope you will consider vendors that help to

support our community efforts when you are making your decisions about service providers for your own personal needs.

For the 2010 tournament we decided to forgo the prize package and see what we could get donated through sponsors and

retailers. In addition, we used some of the proceeds to award American Express Gift cards to the winning teams. The winning team received \$1,000 in American Express gift cards, and the second place team received \$500. We also awarded iron sets, drivers, putters, chippers, golf bags, golf balls, gloves and more with the help of Edwin Watts Golf in Arlington. We were even able to get Thomas Devana and the Tangle Ridge Pro Staff to provide golf lessons for the last place team. The response to the prize packages was overwhelmingly positive. In spite of the many prizes awarded during the 2010 tournament, we actually spent less money on

Questions and Comments from the POA of Lake Ridge 2011 Annual Meeting

by Phil MacDonald, President, POA of Lake Ridge

We passed out a green questionnaire at the annual meeting asking first for any questions about what we are doing or what is happening in the neighborhood, and second, asking for ideas for change or improvements. All the questions and comments we received are listed below in bold italic followed by our responses. They are organized into two groups - questions first and comments/suggestions second. In some cases the questions or comments were not complete sentences. I took the liberty to expand each question or comment into a complete sentence.

1. QUESTIONS

“What is the purpose of the water flowing (gushing) from a pipe in the creek leading from Gleneagles to Kosher Drive, lending to the Preserves?”

The Grand Prairie Water Department dumps excess treated water from Joe Pool Lake in a number of places to control pressure and chemistry. Pressure control is difficult in a hilly region such as Lake Ridge. The City of Cedar Hill does not dump water, but plans to place a water storage tank (ground level and screened) in Lake Ridge to help better control its water line pressures.

“I would like to know what can be done to increase property values.”

The board thinks that the best thing we can do for property values is to continue to enforce our deed restrictions and keep each of our properties neat and clean. We have worked with the Cities of Cedar Hill and Grand Prairie over the last few years to tear down and remove abandoned ½ done home construction projects. We also try to make city officials aware of any problem properties where there might be questionable or illegal activity. When property owners don't abide by their deed restrictions, such as failing to screen/bury propane tanks or installing proper fencing we are forced to fine the owners; the board must enforce the deed restrictions as adopted and filed with the county. Every owner can help by following the rules, keeping their property clean and maintaining their landscaping.

“I would like to know what can be done to limit the entry ways into the community.”

The roads outside the gated communities in Lake Ridge are owned and maintained by the cities of Cedar Hill and Grand Prairie. State law requires public access

to all city streets. The POA has no control over, or responsibility to maintain, the city streets. To privatize the roads would require the cities to deed the right-of-ways to us, including all the connecting roadways. It is unlikely that either of the cities would agree to this measure. In addition, if we were to privatize the roads we would become responsible for all road maintenance which would require us to significantly raise the annual assessments.

“I live off of Prairie View, why aren't sprinklers better regulated? Water runs and puddles continuously on the street when the sprinklers are on.”

We continually monitor the sprinkler systems within the community to make sure that excessive water is not on the roadway. However, we have several areas within Lake Ridge, specifically along Prairie View, where the sprinkler systems need refurbishment. We are currently working on areas where there is no landscaping whatsoever. When money is available and we have completed other projects, we will revisit the areas along Prairie View needing some work.

“As a 501c3 organization, why isn't the organization chasing after grants for 501c3?”

The POA of Lake Ridge is a non-profit corporation. It is not a religious or charitable organization and as a result it does not meet the qualifications for a 501c3 organization.

Continued on page 9

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A “Thank You” to the Lake Ridge Community

On Tuesday, August 24, 2010 the Hathcock family residence was struck by lightning. While the kids were at school and Mr. Hathcock was at work, Mrs. Hathcock quickly and safely escaped from the resulting fire. Unfortunately, very little of the property escaped damage from fire or water. That’s the sad part of the story.

The happy part is that not only is our family safe and well, but so is the Lake Ridge community. It was amazing to see the people, the droves of people, who have provided assistance to us during our difficult time. So many people have come to our aide, beyond what we could have ever imagined. The most amazing thing is that so many Lake Ridge neighbors have provided items anonymously ... people we have never met nor will we know who they are. Lake Ridge is a wonderful community and we are proud to be part of it and plan to stay!

Thank you Lake Ridge property owners for your kind assistance and support.

Sincerely,
The Hathcock Family

Lake Ridge Parkway - Capital Improvement Project Update

submitted by Regaynal B. Poplion, Project Engineer

The Lake Ridge Parkway Improvement Project will be constructed in two (2) phases. Phase I project scope includes the rehabilitation of the existing roadway and drainage system, the construction of two additional lanes to complete the four lane divided roadway, and the installation of a 10" force main. The City of Cedar Hill has partnered with Dallas County in the 50/50 split of roadway and drainage improvements for this phase of the project.

Phase 2 project scope includes street scape improvements, which entails lighting, sidewalks, trail improvements and landscaping. The City received a grant from the State Transportation Enhancement Program for these improvements. The City is also partnering with Dallas County on the required 20% local match for the grant.

Tentative construction schedules:



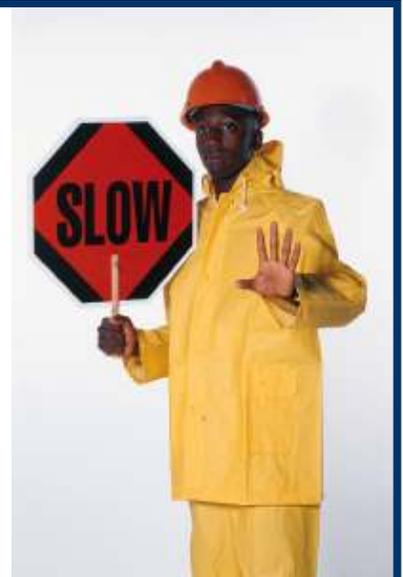
Phase I- Roadway and Drainage Improvements

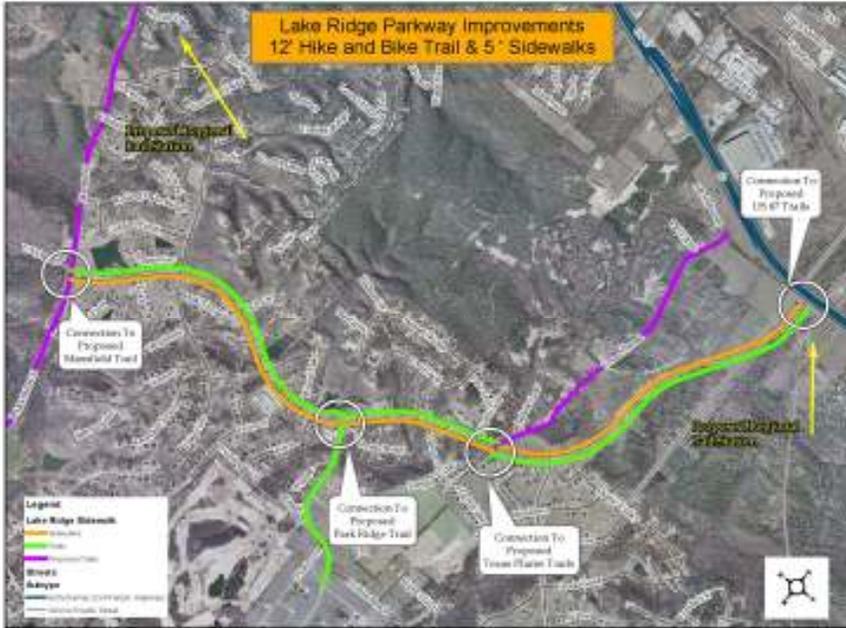
Event	Date
Construction Award	February 2010
Construction Begins	July 2010
Paving Foundations at Intersections Complete	March 2011
Utility Work Complete	June 2011
Begin Paving of Roadway	July 2011
Construction Complete	December 2011

Continued on page 5

REMINDER . . .

*WATCH YOUR SPEED DURING
CONSTRUCTION OF LAKE RIDGE
PARKWAY, TRAFFIC FINES
ARE DOUBLED!*





Phase II- Street Scape Improvements

Event	Date
City Awarded a Grant	July 2010
Authorization of Advanced Funding Agreement (AFA)	January 2011
Design & Environmental Document Approved	October 2011
Bid Project	November 2011
Award Contract	December 2011
Begin Construction	December 2011
End Construction	December 2012

Please reference project web page for detailed information www.cedarhilltx.com/LRP.

Contact Person:
 Regaynal B. Poplion
 Public Works, Engineering
 285 Uptown Blvd. Bldg. 100

Burglaries and Crime in Lake Ridge

by Philip MacDonald, President, POA of Lake Ridge

There have been three burglaries in Lake Ridge this year that we know about:

A burglary occurred on Mustang Court on Jan. 22. This house is near the intersection of Lake Ridge Parkway and Prairie View Boulevard. Entry was made through a side window and electronics were taken. The Cedar Hill Police department reports that there are no viable leads at this time.

A second burglary occurred on Diamond Point on Feb. 6. Diamond Point is off Lake Ridge Parkway and leads to the Hills' gated community. There was no forced entry into the residence and no prints. Again, electronics were taken. The Cedar Hill Police department reports that this case is open and active with possible suspect information being developed.

A third burglary occurred on Holly Ridge in Feb. Holly Ridge is off Lake View Drive somewhat near Mansfield Road. The homeowner reported to us they were gone out for an hour or so on a Saturday afternoon and on their return, they discovered that their front door was kicked open. Several laptops, jewelry, a Xbox and games were stolen. They called the police immediately, but the police investigation has not yet produced positive results.

During last year (02/01/10 to 02/10/11) the Cedar Hill Police Department was dispatched to Lake Ridge to investigate the following offenses:

Emergency Detention	4
Criminal Trespass	1
Burglary	13
Fraud /Poss of ID Info	3
BMV	6
Harassment	3
Criminal Mischief	10
DWI	1
Theft	7

The information listed below reflects the day of the week the offenses were reported:

Monday	5	Friday	14
Tuesday	8	Saturday	16
Wednesday	8	Sunday	14
Thursday	12		

It appears that burglaries are increasing this year compared to last year. We all need to carefully protect our homes and watch for suspicious people.

The Cedar Hill Police department reports that the majority of residential burglaries, about 85%, are carried out by youthful amateurs, mostly males under 25 years of age, of normal intelligence, with a record of juvenile delinquency and a minimum education. Most residential burglaries are crimes of opportunities. The burglars devote relatively little time to advance planning. If their examination of the potential target reveals a risk greater than anticipated, they often move onto what they perceive to be a safer or easier target. Thus, the more the homeowner does to keep the home from looking like an easy target, the safer the home usually is. Some crime prevention tips and recommendations homeowners can adopt to improve the safety and security of their residence is listed below:

☐Lighting. Good lighting is a deterrent to crime. Motion detection lighting is strongly encouraged; with a cost usually less than \$50.00. Such units are often direct replacements for existing fixtures and can be selectively aimed to detect motion of an approaching intruder and cause the light to activate. This does two things: first, the sudden presence of the light startles the intruder, leaving him exposed to view; and second, the light provides a friendly means to light pathways as the homeowner returns in the evening.

☐Landscaping. Bushes, trees and shrubbery can conceal an intruder as he attempts entry into a window or door; or worse yet, as he waits in hiding for the homeowner! A few alterations to the home's landscaping and plant materials can be enough to discourage intruders. To avoid being seen or caught, intruders look for property they can get into and out of quickly. Their ideal target is a house surrounded by large hedges or shrubs, which serve to hamper visibility from the street and neighbor's houses. Trim shrubbery and trees so doors and windows are visible to neighbors and from the street.

☐Limiting Access. Intruders look for homes that have few or no obstacles blocking a quick exit. Fences can prevent burglars from carrying away large items if the gates are locked. Fence gates should be locked at all times, even when the owner is at home.

Continued on page 7

☐ **House Numbers.** House or street numbers on a home should be easily visible from the street. Critical time can be saved by emergency responders when the street address for the house is visible from a distance.

☐ **Doors.** Doors are usually the burglar's first choice of entry into a home. Some residents leave exterior doors unlocked, particularly children who may be the last to leave. In other entries, the burglar simply breaks a door or a side light and reaches around to unlock a door. Exterior doors should be solid wood (not composite materials) or steel; 2 3/4" thick is preferred.

Sliding glass doors (sometimes referred to as acacia doors) are easy for a burglar to enter if no remedial action is taken. Often, the door panels can simply be lifted out of the tracks. To deal with this problem, open the active door and install a number of wood screws in the track, allowing the screw to project down 3/8" to 1/2" or so. Once the door has been secured from lifting, an auxiliary lock is needed because more than likely, the standard lock supplied with the door is nothing more than a small hook bolt that can easily be forced open. Locking bars (commonly called the "Charlie Bar") are ideal for this purpose.

The garage doors should be locked at all times (even when the occupant is at home); Overhead track operated doors are best secured with electronic door openers. They should be of the type that can be disconnected from inside the garage in the event the home is unoccupied for long periods of time.

☐ **Locks.** A key-in-knob lock offers privacy and convenience but does not offer security from intruders. They can be easily compromised by wrenching the knob with hands or vice grips, using credit cards or plastic to slip the spring bolt or by simply kicking open the door. A deadbolt lock can provide good protection for an entry door. When the key is turned, the lock mechanism slides a strong metal bolt from the door into the frame.

☐ **Alarm Systems.** Intrusion alarm systems ("burglar alarms") can provide valuable protection if installed correctly by a reliable vendor and above all, used responsibly. The existence of alarm systems is a major determining factor in the selection of an intruder's targets; most would prefer to go elsewhere when faced with the possibility of an alarm.

The earliest "alarm systems" used by man to detect intruders were his animals. An alarm, after all, is basically a device to discover the presence of an intruder and sound a warning; dogs are a good alternative for this purpose. A noisy, little dog can be a very inexpensive, very effective intrusion detection alarm. Food, water and affection can produce an alert, mobile, self contained alarm system which may be just as effective as an electronic home alarm.

Finally, if a homeowner requests, the Cedar Hill Police Department will come out for free to do a security checklist and look for ways to make your home safer.

Cedar Hill Police Department
285 Uptown Blvd., Building 200
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Police Administrative Ph: 972.291.5181
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Community News

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May 12-14, 2011

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library@cedarhilltx.com

See article on page 11 for more information



Attention Tennis Players

*If you are interested in having
tennis courts in Valley Ridge Park,
please drop by the POA office at
100 Lake Ridge Parkway
to sign a petition that will be presented to the
City of Cedar Hill.*

Calling All Mothers in the Lake Ridge Area



If you would like to see a group started that provides support to fellow families that live in our community (especially with no other family members close by) to share babysitting recommendations or trade off babysitting, arrange play dates or help organize activities for the kids in the area (Easter egg hunt, etc.), please contact crollwitz@cmanagement.com.

“Why does the POA not do more about animal control?”

Animal control is the responsibility of the Cities of Cedar Hill and Grand Prairie. We are also directly adjacent to several heavily wooded areas and the State Park. As a result we are going to have a lot of wild animals wandering through the area. The animal control department in both cities have relocated possums, skunks, and raccoons, but as a general rule, the city animal control staff considers coyotes and other animals to be a natural part of our environment and will not trap and kill them. Everyone can help with animal control by not leaving out food for pets or allowing small pets to wander about that might be prey for some wild animals.

2. WHAT IS YOUR VISION FOR LAKE RIDGE IN THE NEXT 10 YEARS?

“I would like a much more beautiful & scenic area.”

The POA board strongly encouraged the City of Cedar Hill and Dallas County to proceed with the Lake Ridge Parkway widening and rebuild. We think that will improve the look of the neighborhood. We have also spent POA money to beautify the median along Lake View Drive. Once the roadway is complete, the city plans to construct a walk/bike path and install additional lighting and landscaping. If you have any other suggestions please send specific ideas to crollwitz@cmamanagement.com.

“What can we do to get tennis courts within Lake Ridge?”

The board has discussed tennis courts and while we feel it would be a good addition to the neighborhood, the City of Cedar Hill does not feel there are enough tennis players in Lake Ridge to justify the expense. We could start a petition to lobby for tennis courts to demonstrate interest. If this is something you have interest in assisting with, please contact crollwitz@cmamanagement.com

“What can we do to get parks that are recreational; for example, parks with tennis courts, picnic tables, grills, cabana, etc.?”

Regarding tennis courts, see the discussion above. Our Ridge View Park has picnic tables and grills. There are few, if any, Lake Ridge owners that use them. We made some improvements to the walk around the lake in the Ridge View Park about 2 years ago. There is a cabana in the City of Cedar Hill Valley View Park, which is within Lake Ridge.

“I would like signs to identify the non-gated communities, for example, “The Greens” is named as a golf course community, but potential buyers are not aware of this.”

This is an excellent suggestion and one we will discuss at our next board meeting.

“I think you should buy the sales office and improve the front entrance.”

The board would like to buy the sales office if we can get it for a reasonable price. If the Association purchases the building it will require another special assessment.

“I wish all of Lake Ridge could truly be gated. Example: I travel Lake Ridge Parkway twice daily from main entrance all the way down to Prairie View. There are always people in front & behind me that are just traveling through. They typically ride me to hurry through, only to “gun it” and drive on to 67. Every day for weeks I would see a beer can on the left (median) as I turn right into Lake Ridge. As I proceed down Lake Ridge Parkway, there would be other beer cans (same brand) on left. How terrible to see that people don’t respect the beauty of our fabulous community. Let’s put up a toll booth. All the Lake Ridge residents could have a special toll tag. All passing through must pay.”

As mentioned above, the roads outside the gated communities in Lake Ridge are owned and maintained by the Cities of Cedar Hill and Grand Prairie. According to state law we can not restrict access to a public roadway. If you see debris along the roadway please notify the city, our POA office, or pick it up if it's not dangerous or too difficult.

SUPPORT YOUR LOCAL VENDORS!

We hope this newsletter provides a valuable service to the property owners of Lake Ridge. 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.

Golf Tournament - continued from page 1

prizes leaving more proceeds for our charities.

The winning teams for this year's tournament and recipients of the (4)\$250 American Express gift cards were: Ryan Kallenbert, Matthew Johnson, Jake Metdker, and Dave Long. The second place team and recipients of the (4)\$125 American Express Gift Cards were: Rodney Thomson, Steve Lafferty, Boux Bland, and Logan Forbus. The last place team and recipients of the free golf lessons were: Roy Crawford, Gene Kinkaid, Brad Justiss and Brad Holder. We have golfers participate from every skill range from scratch golfers to first time players. The important thing is that people have fun and we are raising money for worthy charities.

In fact, that is usually the first question we are asked when we talk about hosting a charity golf tournament....who does it benefit? The 2010 tournament benefited The Cedar Hill Food Pantry, The Cedar Hill Library, Happy Hill Farm Academy and the After School Program at The Cedar Hill Recreation Center. Once again we conducted a canned food drive for the food pantry during the tournament. Our Mulligans for food exchange resulted in collecting 200+ cans of food for the Cedar Hill Food pantry. In addition, we made a cash donation totaling \$2,000 to the food pantry. We donated \$2,500 to both The Cedar Hill Library and Happy Hill Farm Academy.

For the After School Program at The Cedar Hill Recreation center we are doing something a little different. We asked our corporate sponsors to provide us with the computers they were replacing this year. We are using some proceeds to refurbish these PC's as well as purchase some missing components. Our goal is to deliver by year end a complete computer lab of 30 PC's to the recreation center. So far we have had a good reception from our corporate partners, but we need help refurbishing the computers and making sure they work.

Save the Date! September 17th is the date for our 2011 golf tournament. We will have our usual tee time of 8am

continued on page 11



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Support Cedar Hill's Public Library

by Elaine S. Cook, VP of Book Sales, ZBW Friends

The Zula B Wylie Friends of Cedar Hill's public library are looking for 10,001 donated books for the spring sale, May 12-14, 2011. Books donated to the library are sold to raise money. In the last several years we have hovered around 6 to 7 thousand books at the spring sale. These books are donated throughout the year. Barnes and Nobles donates a large number of new books every year adding to the assortment of old and used books donated by individuals. We are currently about halfway to the desired number of books and the goal of 10,001 books seems very attainable. Books can be dropped off at the library or a request can be made for pick up. Tax receipts are available on request. 10,001 books make for great shopping because most are hardback and sell for \$1 and most paperbacks sell for 50 cents. Wholesalers are welcome, but May 12th sale is for members only. Memberships start at only \$10.

The ZBW Friends are a support group independent of the city library board and can raise funds. They are also volunteers in and at the library to make special programs possible. Friends have a voice in the evolution of the library. New members are always welcome. They are currently looking for a dozen new helpers for the book



sale - they get to see the books first. Kathleen Cervenka, Manager of Library Services, kathleen.cervenka@cedarhilltx.com, is looking for short term volunteers for a team researching grant money. Contact Elaine Cook elainecook@sbcglobal.net or stop by the library and see what an amazing place our **Door to Discovery** is becoming.

Long term, the Friends will be at the table, as the Library expands and redefines its place in the premier community of Cedar Hill. This will require both public and private funds as we work toward a future of individuals who understand that books can take you anywhere. They are the **Door to Discovery**.

Golf Tournament - continued from page 10

with a putting contest prior to play. We will soon start the process for selecting our 2011 beneficiaries. We have some ideas, but we may change the way we approach the selection process. It's going to be exciting and it's going to be fun. I hope you will come out and play or be a sponsor. If you would like updates on the tournament, or if you are interested in being a volunteer or a sponsor, please contact Carolyn Rollwitz at crollwitz@cmamanagement.com or (214)473-2001

Special appreciation to our volunteers: Carolyn Rollwitz, Kay Davidson, Lynn Davidson, Bob Leach, Bill Pierce, Eric Helin, Pam Helin, Mary Tengra, Pamela Prince, Mary Kay Braas, Jerry Bradford, Vicki Broussard, Larry Ahrens, Stacey Ahrens, Chris Bahr, Candice McCurdy, Elaine Theihoff, and the volunteers from the Zula B. Wylie library, The Cedar Recreation Center, and Happy Hill Farm Academy. We also had many other people from Tangle Ridge Golf Course, the surrounding community, and select sponsors.

Special thanks to our sponsors: Title Sponsors: Tiseo Paving, Institutional Equities; Gold Sponsors: Vandergriff Acura, Huffhines Gas; Silver Sponsor: H3GM; Bronze sponsors: Grand Homes, Advocat & Diversicare Healthcare Services; Putting Contest Sponsor: Hilco Electric; Hole Sponsors: Orion Access, CMA Management, Fastlane Construction, Bob Owens Electric, Natural Poolscapes, Fashion Glass, Bluegreen Corporation, MBR Foundation, Best Flooring in Texas, Superior Landscapes, Stovall Custom Homes, Allied Interiors, Razzoo's Cajun Café, LandWorks, Taylor Made Systems, Ron Jensen, Coty Owens Electric Service, Riddle & Williams, Jerry Bradford, Sign-A-Rama, Christopher's Smokehouse BBQ and Coldwell Banker Residential Brokerage.



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Institutional Equities

Note of Appreciation

Chad,

I just wanted to say thank you again for the computers and the generosity you and your friends have blessed our recreation center with. Many residents, especially children, will benefit from the computers and the types of classes that we can now offer because the number of computers has grown tremendously with this great donation. Please don't hesitate to call or email should you need me for any reason. We have plenty of storage space so anytime you have any computers, monitors, etc. that you need to drop off, feel free to contact me or drop by. Again, thank you for the kindness of yourself and the rest of the golf tournament committee.

Juan J. Bragg
Recreation Center Coordinator
Cedar Hill Recreation Center
310 E. Parkerville Road
Cedar Hill, Texas 75104
972-293-5288 ext. 1558



A big "Thank You" to all our sponsors for the 2010 Golf Tournament!

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Lake Ridge Elementary School Drainage Project

by Philip MacDonald, President POA of Lake Ridge

In 2009, the City of Cedar Hill adhoc Lake Ridge Drainage Advisory Committee developed a list of 10 prioritized serious drainage and erosion problems within the development that needed to be addressed. Nine of the sites were subsequently repaired by Bluegreen Southwest through an agreement with the City and Lake Ridge Property Owner's Association (POA). Those improvements were discussed in some of our previous newsletters.

The 10th project involved a recurring rain water drainage problem associated with the design of the Lake Ridge Elementary School. Seven homes downstream of the school experienced occasional flooding, in part; by water from the school property after the school was built. The Cedar Hill Independent School District, Lake Ridge POA and the City agreed to jointly fund a fix for the problem.

The project involved the re-construction and enlargement of the school's temporary drain water retention pond, adding a concrete outlet pipe from the school retention pond to Sunrise Court, improving the existing drainage from Sunrise Court to Lake View Drive (straighter and deeper drainage channels) and replacing and enlarging the culverts under Lake Ridge Drive. In order to accommodate the existing hedges south of Lake View Dr., buried concrete pipe was also used for that portion of the project, thereby making the drainage way as inconspicuous as possible. All the school water now goes down the creek north of Lake View Drive to the Fossil Ridge Park Pond, and eventually, into Joe Pool Lake rather than flooding homes near the school.

Figure 1 shows the new and enlarged school retention pond. Note that the berm in the back is higher and wider than the old one and solid. The pipe seen in the far right brings water from the front of the school to the retention pond. Figure 2 shows the overflow drain from the retention pond; it is a square concrete box about 5 feet deep with a grate on top and a concrete pipe out the bottom. The pond must fill about 2 & ½ feet before water flows into the grate during a major rain storm. However, the pond is not allowed to hold water for a long period of time as a small drain just in front of the box also lets water out slowly.

Figure 3 shows the end of the concrete pipe from the school overflow drain box (which in the picture is behind the school fence in the distance). The

grate on the top of the school retention pond overflow box is about 5 feet higher than the bottom of the pipe shown near Sunrise Court. The water then flows through an existing culvert under Sunrise Court.



Figure 1. New and enlarged school rain water retention pond.



Figure 2. Overflow drain from the school retention pond.



Figure 3. End of concrete pipe from the school overflow drain box, near Sunrise Court.



Figure 4. Enlarged drainage ditch downstream from Sunrise Court.

Continued on page 16

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Lake Ridge Elementary - continued from page 17

Also shown in Figure 3 is Robert Woodbury, the City engineer who designed the system and Phil MacDonald, inspecting the finished job. Figure 4 shows the enlarged drainage ditch downstream from Sunrise Court. Lake View Drive is in the far distance.

Figure 5 shows the inlet to the second concrete pipe that takes the school water to the culvert under Lake View Drive. This pipe was used to protect the landscaping of the home owner on the right and to make the drainage way as inconspicuous as possible. Lake View Drive is the street seen in the distance.



Figure 5. Inlet to the second concrete pipe.

The cost of the project was more than \$120,000, with the Cedar Hill ISD and Lake Ridge POA contributing \$40,000 each. The City's share of the project consisted of money and in-house labor and services, including using City forces to provide for coordination, design, survey, project management and the construction of an associated 24' culvert under Lake View Drive. The Lake Ridge Property owners whose drainage easements were affected by the construction were very cooperative and helpful. The City staff did an excellent job on this project. We should not have any more flooding due to school water overflow.

Housing Sales in Lake Ridge

by Elaine S. Cook, RE/MAX Preferred Associates

Twelve houses sold in Lake Ridge since Jan 1, 2011. The prices ranged from \$156,000 to \$520,000, because once again, the condition varied a great deal. Slowly the houses in disrepair are selling and houses in great condition are becoming more common. Only 4 of the 12 were a private sale, that is not encouraging for private sales. The price per square foot ranged from \$44.32 to \$92.72 with the average being \$70.89. Yes, that is down from what it was a few years ago. If you take out the 3 houses that sold for less than \$60 square foot, the average goes up to \$76.45; which is closer to the real market value of property in Lake Ridge in modest to good condition. There are still some extraordinary deals to be had in the resale market here. Those of us who live here know that this is a great place to call home at the end of the day. The natural beauty and ease of access still make Lake Ridge a wonderful destination neighborhood.

As of today, there are 35 active listings ranging from the low \$200's to \$1,299,000. There will be a new real estate team at the sales center and you can expect some exciting new marketing of Lake Ridge, complete with special events. I believe we will all benefit from these events. Welcome to the Kinsey Group, Keller Williams. Stop by the sales office and say "Hello!" I did.



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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



PROPERTY OWNERS ASSOCIATION OF LAKE RIDGE

March, 2011

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. Part of maintaining your lot also includes keeping it free from brush, debris and unsightly broken trees and limbs. Please check your lot regularly to make sure it is not in need of maintenance.**

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.

-
- **Texas Tractor Service, LLC** - texastractor@swbell.net - Darren Heitman - office 972-291-7263 or cell 972-877-4966; PO Box 1465 Cedar Hill - Lot mowing, tree trimming/removal, and erosion barriers. Visa and MasterCard accepted. Locally owned & operated since 1986. Insured.

 - **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.

 - **Sunset Agriculture and Constructions Services LLC** - We provide tractor work, lot mowing, lot maintenance etc.. New equipment w/ multiple lot discounts, insured, locally owned and operated w/ electronic billing. Please call (972) 670-1775 or email www.tx.sunset@hotmail.com. Patrick Wood Owner/Operator.
-

Continued on page 20

-
- **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

 - **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.** - sullystractor@aol.com - Sully - 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*

 - **GW Tractor Service** - grwhorses7@gmail.com - Gary Witherspoon - 972-921-9312 Lots and Acreage Mowing, Tree Trimming & Removal

 - **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.

 - **Landmark Landscaping** - now offering big lot mowing/landscaping service in the Lake Ridge area. We also offer tree trimming/removal. Please contact Christopher Gillespie Sr. cell 214-543-1598, office 214-810-LAND (5263) or email unclebubbas@yahoo.com

 - **American Landscapers, Inc.** - americanlandscaper@sbcglobal.net - Joe Terrell 817-223-0316 Lot/acreage mowing, weed eating, tree service, fertilizing, trash removal, and landscaping/plantings - Insured
-

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



If you have not registered on the website please do so in order that we can include you in our email blasts with important information or announcements. Go to www.lakeridgepoa.org and on the left side click on "NEED TO REGISTER".

You will find great information on the website which includes: Property documents, committee information, city information, bill paying capabilities, violation information and much more.

Also, please send an email to crollwitz@cmamanagement.com if you do not receive emails.



March Garden Tip

- Plant Spring Annuals and Perennials
- Plant Trees, Shrubs, Roses
- Apply Lawn Food
- Spray and kill visible weeds
- Water as needed



Help keep your neighborhood clean!

As you and your pet enjoy the spring weather, please remember to pick up what they leave behind!

Stay up to the minute;
follow Cedar Hill
@
twitter.com/cedarhilltx

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

