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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 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

## 4th Annual Golf Tournament A Success

by Chad McCurdy

The 2011 Lake Ridge Charitable Golf Tournament was another huge success. It is not our success, but rather a success for everyone who participated, volunteered or sponsored part of the tournament. The committee is always excited to be part of the process that brings our community together and accomplishes worthy goals.

I want to personally thank our committee members; Kay Davidson, Lynn Davidson, Bob Leach, Bill Pierce, Mary Tengra and Candice McCurdy. While the tournament may only be a single day, we meet throughout the year. This process usually starts in January or February so we have time to select a charity(s), select a date, plan the contests, solicit volunteers, solicit sponsors and try to figure out how to make the next event better than the last one. There is a lot to get done, and in spite of all the challenges, I think the tournament has improved every year.

We were very fortunate that many of our sponsors for the 2011 tournament had sponsored in previous years. The Title sponsors were Tiseo Paving along with my company, Institutional Equities. The Gold sponsors were Vandergriff Acura and Huffhines Gas. The Putting Contest was sponsored by HILCO Electric. The Hole sponsors were: CMA Management, Fastlane Construction, Allied Interiors, LandWorks, Taylor Made Systems, Riddle & Williams, 1-800-board-up, Christopher's Smokehouse BBQ, Kenton Custom Luxury Homes, Orion Access, Bob Owens Electric, MBR Foundation, Razzoo's Cajun Cafe', Ron Jensen, King Pools, Angel's Custom



Check presentation to Fire Station 214

Homes and All American Foundation. We want to thank all of our sponsors because without their support there would not be a Lake Ridge Charity Golf Tournament.

We want to thank all of the volunteers who worked at the tournament. We have a great group of volunteers who come out every year from our local community to help make the tournament a success. Mary Kay Braas, Mary Tengra, Carol Pierce, Candice McCurdy and Chris Bahr were a tremendous help in making the tournament a success. If I missed a name I apologize. Without you it would be hard to make this tournament a success.

In addition to the volunteers from our community, we also solicit volunteers from the greater community at large. In years past we have had volunteers from the Fire Department, the Community Center, the Library, the Food Pantry and even local churches. This year we had volunteers come from The Canterbury School, Fire

# Questions & Answers from the POA of Lake Ridge 2012 Annual Meeting

by Phil MacDonald, President, POA of Lake Ridge

A number of written questions were submitted by various owners at our annual meeting on February 23, 2012. They are listed below, in no particular order, along with my best effort answer.

**Q: Can we post the status of distressed (abandoned) properties on our website?**

A: I assume that by “distressed” you mean properties where the assessments have not been paid and the POA eventually foreclosed. Once the POA takes title to a property we can post information about that property on our web page, and we will start doing that. However, we cannot post any individual property payment record. The POA will sell any foreclosed property for only what we are owed, which means they could be a good buy, if there are no other liens on the property.

**Q: Are there any plans to allow tract builders build?**

A: No, the POA has no ownership of the un-built land in Lake Ridge. Tract builders would need to deal with Bluegreen. The only tract builder currently in Lake Ridge is Grand Homes, who does have houses for sale.

**Q: Why can't kids in Lake Ridge go to new Lake Ridge High School in Mansfield?**

A: Lake Ridge is not located in the city of Mansfield or in the Mansfield ISD. State law requires kids go to public schools in the school district they live in. Parents can send their kids to any private school they want.

**Q: Is there any way we can install speed bumps to enforce posted residential speed limits?**

A: No, state law prohibits speed bumps on public roadways. Individuals can install speed bumps on private property, as seen in mall parking lots.

**Q: What are your plans for improvement of the front entrance on Mansfield Road, especially the lighting? The landscaping and bushes hide part of our sign.**

A: The POA of Lake Ridge and the City of Cedar Hill plan to improve the front entrance when the Lake Ridge Parkway rebuild is complete, and the Mansfield Road rebuild is designed (so we know what we do will not be ripped out by the city).

**Q: Who sets the speed limits on Lake Ridge Parkway? Can the divided streets be raised from 30mph to 35-40 mph like every other divided road in the metroplex.**

A: The cities of Cedar Hill and Grand Prairie own the road right-of-ways and maintain the roads. By law, they control the speed limits. The speed limits on the main divided streets in north Texas are generally 45 to 50 mph. The speed limits on the divided streets in residential areas are generally 35 to 40 mph. The POA board will lobby for 45 mph on Lake Ridge Parkway from Prairie View Drive to US-67 (where no one lives) and 40 mph on the rest of Lake Ridge Parkway, Lake View Drive and Prairie View Drive. We may not get what we ask for.

**Q: Why are there numerous wood fences in Lake Ridge? The covenants prohibit them.**

A: There are wood fences in Lake Ridge, but there are no wood fences in areas where the deed restrictions prohibit them. Lake Ridge is divided into 34 sections, each of which has its own unique fence restrictions and all of which were written by Bluegreen. In general, Bluegreen tried to have iron fences along the main roads, but sometimes allowed other fencing material elsewhere. Bluegreen was not consistent, and there is no practical way to change the deed restrictions at this point. Each property owner has purchased

Continued on page 3

## ACKNOWLEDGEMENTS

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## Questions and Comments - continued from page 2

his property with its unique restrictions. It is unfair to change the rules for an owner after he or she has built their fences.

**Q: What is the status of the Lake Ridge Parkway construction?**

A: Construction of Lake Ridge Parkway is behind schedule, but should be finished in another two months or so. Next is construction of the walking/biking path, the median landscaping, and the lighting, which is still being designed. We are at least a year away from completion to those projects.

**Q: How can we get covered trash cans in Grand Prairie for trash pick-up?**

A: Grand Prairie has no plans to provide the recycle cans that Cedar Hill recently provided their residents. In many parts of Lake Ridge our wild animal life will tear trash bags open and toss the litter and garbage around. So, trash cans are important, and need to be purchased when needed by our owners.

**Q: Can answers to questions during Q&A be included in meeting minutes?**

A: Yes

**Q: The water mains have been damaged 2 times at the corner of Lake Ridge Parkway & Lake View Drive. What steps have been taken to prevent future problems?**

A: The water mains were damaged not only along Lake View Drive near Lake Ridge Parkway, but also on Sonterra Drive due to ground movement and poor design of the fire hydrant attachments. The city thinks they now have a design and material that should be resistant to ground movement.

Continued on page 11

# Summary of Annual POA Meeting

by Tara Power, Board Member, Editor

Thank you to all of our homeowners who made it to our annual meeting on 2/23. Our attendance seems to get better and better and we appreciate your interest and input.

Our Board President, Phil MacDonald welcomed the attendees and established quorum. The minutes from the previous meeting were approved and the meeting began with Phil introducing and giving a big thank you to our CMA management team -- Carolyn and Chris. They do a wonderful job of managing our development and their efforts are greatly appreciated.

Phil then gave updates on what the Board had accomplished in 2011:

- Updates on the landscape work completed and future landscape plans.
- Median work on several streets in Lake Ridge
- Work with the city to ensure progress with the new streets and bike paths.
- Continued work with CMA to ensure our organization is financially solid

Next on the agenda was an update on our financial status given by our treasurer Bill Braas (see article on 2011 finance, page 6). Chad McCurdy spoke about the annual golf tournament that was held in 2011 (see article on page 1).

As this was our annual meeting, it was time to hold elections for the board of 2012. Names on the ballot included all current Board Members that were up for re-election: Jennifer Zick, Nancy Durant, John Westmoreland, Chad McCurdy and Tara Powers.

Board members that were not up for re-election: Phil MacDonald and William Braas (serving 2 year terms).

Also, homeowners Rodney Bonds, Mike Smith, and Denise Vernon.

Based on election results, the Board Members for 2012 will be: Phil MacDonald, William Braas, Nancy Durant, Chad McCurdy, Tara Powers, John Westmoreland and Jennifer Zick.

The City of Cedar Hill was represented by Greg Porter and Cory Spillman who was available to answer homeowner questions.

Members of the local fire department were there to meet and greet our homeowners as well as give a nice talk on safety from fire, including an evacuation plan in the event of fire.

Last, was a presentation given by CERT (Community Emergency Response Team).

- This concept was developed by the LA Fire Dept., in 1985
- Core purpose was (and still is) to educate citizens in basic disaster preparedness.
- Following 9/11, the training evolved and adapted into a national program under FEMA, through the US Citizens Corps.
- Community Emergency Response Team (C.E.R.T.) is a direct result!

And finally to end our meeting, a drawing was held for those who had registered at the meeting or sent in their proxy votes..... and congratulations to our 2 winners: Nancy Durant and James Kendall. Each won \$125 or the equivalent of one half years assessment.



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# Lake Ridge Financial Update - Annual Meeting Summary

by Bill Braas

A financial update was provided by the Board Treasurer to the owners in attendance at our annual homeowner's meeting. The focus of the update was on our 2011 Collections, 3 year Operating Expense Summary and a Summary of the Unpaid dues. We began 2011 with unpaid dues of \$81,339 from prior years dating back to 2003. During last year we billed \$516,250 in dues and collected \$533,751. Of the overall amount collected of \$533,751, \$44,638 was collected from unpaid past dues amounts and \$489,113 was collected for the 2011 dues. We ended up the year with \$63,838 outstanding which was a decrease of \$17,501 from our outstanding receivable balance at the end of 2010.

During 2011 our cash operating expenses were \$500,030 vs. \$447,118 in 2010 and \$450,729 in 2009. The reason for the increase in operating expenses for 2011 was the cost of the landscape improvements on Lake View Drive and the entrance to Lake Ridge at Mansfield Road. We also incurred some expenses for park improvements last year. These were not budgeted costs but were funded from the special assessment passed in 2008.

The last item discussed at the annual meeting was an overall summary of the unpaid dues from prior years. Below is a year by year summary of the unpaid dues as of December 31, 2011:

2003	\$ 250.00
2004	500.00
2005	250.00
2006	265.00
2007	1,173.83
2008	4,836.98
2008	3,510.65 ( special assessment )
2009	9,111.10
2010	16,433.66
2011	27,098.28
2012	658.51( builder assessment )
Total	\$63,838.01

We currently have \$90,000 of the current year dues delinquent which equates to approximately 360 owners. If you are one of the delinquent owners we encourage you to contact us as soon as possible and make payment arrangements. Once interest, penalties and legal fees begin to occur, \$250 of unpaid dues can grow to a much larger figure if left unpaid for several months. We do offer payment plans for those owners who are delinquent. There is a minimum down payment required of 25% of the outstanding amount owed. In addition, a setup fee is charged to establish a payment plan. Please contact us now to make your payment arrangements before your account is turned over to our attorneys for legal action. The Association has to pay out of pocket for the upfront legal fees associated with account collection. This is not a budgeted expense and reduces our overall cash available to fund other expenses. As of December 31, 2011 we had almost \$66,000 in outstanding legal fees (from 2004-2011) related to delinquent owner accounts. We continue to pursue those owners for payment of these legal fees.

We will continue to keep you updated later in the year on our overall financial condition.



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# Featured Gated Community - The Fountains of Lake Ridge

by Carolyn Rollwitz, Association Manager



The Fountains of Lake Ridge (located at Point View and Lake Ridge Parkway) are proud to feature their community in this month's newsletter. The Fountains consists of 68 properties with zero lot lines and has 50 homes completed and several that are soon to begin construction.

Highlights of activities the community has encountered the past couple of years include:

- Additional landscaping inside of the front entrance
- Updated their entrance landscape by removing outdated shrubs and adding new plantings
- The community is now a "Crime Watch Community"
- Added sidewalks in their common areas
- New street signs
- New lighting to the pond fountain

Currently, the Board of Directors is engaged in obtaining a Reserve Study and a Master Plan for future landscaping and enhancement of the community.



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*Dave Hall*



# Squatters Evicted by Dallas County Sheriff Deputies

by Pamela Prince, Block Captain

Thanks to alert neighbors who reported their suspicions to Lake Ridge POA office personnel, “squatters” were discovered in a bank-owned home on Magic Valley Lane unauthorized (rent-free) on March 15, 2012. Dallas County Sheriff’s Department Deputies served the squatters with an eviction notice and removed their belongings to the curbside. The squatters returned to the home during the eviction proceeding.

Neighbors had noticed that after the property went into foreclosure in late 2011, a family moved in. Just recently neighbors began noticing there had been no activity for several weeks, no trash, no dogs, and neglected yard maintenance. Not knowing if the family had moved, needed help inside, or if they had been “squattling”, etc., they sought assistance. Lake Ridge POA contacted a Cedar Hill Police Detective, which led to involvement by the Sheriff’s Department.

Local law enforcement needs everyone to partner with them, to help PREVENT and SOLVE crime. Here are some important phone numbers, and crime prevention tips:

- 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 emergency police matters as that will delay valuable response time of police authorities.
- If you have a police **non-emergency** that you wish to report, 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, M-F 8 am – 5 pm (for other days/times, call 972-223-6111)
- Grand Prairie Police non-emergency – 972-237-8700
- Grand Prairie Fire Department non-emergency – 972-237-8300, M-F 8 am – 5 pm (for other days/times, call 911)

- Contact the Lake Ridge POA office at 972-299-5270, [crollwitz@cmamanagement.com](mailto:crollwitz@cmamanagement.com), 100 Lake Ridge Parkway, Cedar Hill, TX 75104.

## **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.
- **BE A GOOD WITNESS!** Write down license plate numbers, be able to describe vehicles and suspects as well as what was said, what they did and when, and the direction of flight. Take photos or videos if safe and practicable and provide them to police at the first available opportunity.
- **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 to complete a simple volunteer form, and your local police department will gladly assist you.

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



**The following comments were received in response to the question  
“What should the POA of Lake Ridge do over the next few years to improve our community?”**

1. Build a boat ramp on Joe Pool Lake on the city of Grand Prairie property behind the Tanglewood golf course
2. Help improve property values greatly.
3. Build a community center/pool/gym for resident use only.
4. Hold quarterly community events that will bring people together.
5. Continue to encourage the cities to improve the roads. Improve scenery. Be bicycle friendly.
6. Enforce the covenants and continue to beautify.
7. Create walking trails and block parties.
8. Would like the Grand Prairie portion to become part of Cedar Hill.
9. Upgrade parks to include tennis courts, tables, benches, etc. Create an access and boat ramp to Joe Pool lake for homeowners?
10. Continue to enforce the property rules/values/fines/etc. To keep community in top condition.
11. Fountain

The POA of Lake Ridge welcomes additional suggestions. The suggestions are all good and the board will review to determine ways to accomplish - if at all possible.



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# Community News

## Community Garden

According to Library Manager Kim Risner, plans are underway to host several beds, as a test community garden, just west of the library. Beds will soon be built by the Parks staff under the direction of the Public Works department.

Neighborhood Services will be instrumental in encouraging residents to participate in the gardens either by providing expertise, materials or sweat equity.

The City is interested in local business partners to support the community garden.

To reserve a plot, or get more information, please call 972.291.7323.



## Head for the Hills Bike Rally May 12th

This annual event, sponsored by the Cedar Hill Rotary Club, draws hundreds of cyclists to Cedar Hill. Start time is 8 a.m. at Uptown Village. Police will be assisting with traffic in the area. For registration information, go to following link:

<http://www.headforthehills.org>



A new recycling schedule is now in place for Cedar Hill residents. Please help Mother Earth by doing your part.



### Single-Stream Recycling Service

Use your green cart with the yellow lid to place all your standard recyclables together. No sorting needed! Place your recycling cart and your trash at the curb or alley no earlier than sundown on the day before collection or no later than 7 a.m. the day of collection. After pickup, all carts should be removed from the front yard or alley no later than the evening of your collection day.



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At 880 feet above sea level, Cedar Hill has the highest elevation between the Red River and the Gulf of Mexico.

**IMPORTANT  
NOTICE**

Please make note of the following new phone numbers for the Property Owners Association of Lake Ridge offices:

Carolyn Rollwitz  
972-299-5270

Chris Bahr  
972-293-2243

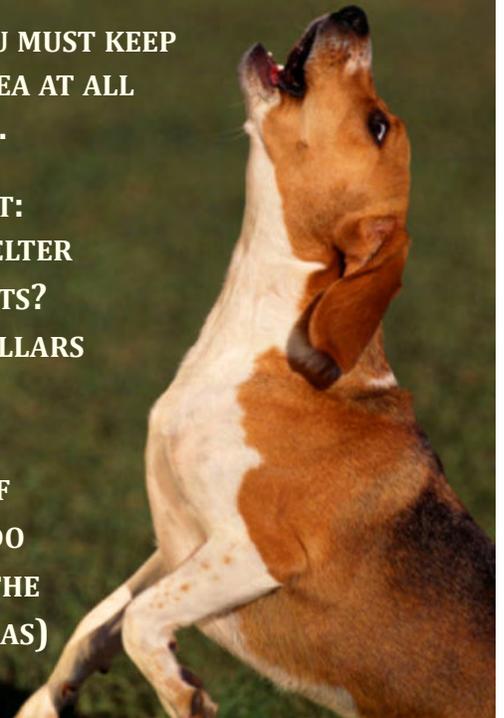
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- **DO THEY HAVE SHELTER FROM THE ELEMENTS?**
- **DO THEY WEAR COLLARS WITH TAGS FOR IDENTIFICATION?**
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**Golf Tournament** - continued from page 1

Station 214 and the Food Pantry. They all did an excellent job and helped assure that everything ran smoothly.

The primary beneficiary of the 2011 tournament was Fire Station 214. Fire Station 214 is located within Lake Ridge and during 2010 we faced some very adverse winter weather. In order for the truck to be able to traverse the local terrain they had to use chains on the tires. Since the chains they had were not designed for that truck, they were quickly destroyed. As a result the Fire Station utilized multiple sets during the 2 week ordeal. We made a donation to the Firehouse that not only allowed them to purchase chains designed for the truck, but to install a backup safety camera.

In addition to the donation made to the Fire Station, we also donated several hundred cans of food to the local food pantry. Every year during the tournament we allow the golfers to bring cans of food and exchange them for Mulligan's (a "do over" for non-golfers) to be used during play. They can also be purchased for cash, but the canned food exchange allows us to collect items that we know are needed.

Finally, we want to thank all the golfers who participate in our tournament every year. We especially want to thank those who have participated every year. We try to make this a fun event and hope everyone enjoyed playing this year. We continually learn what to do and what NOT to do. We really appreciate the understanding of the all the players.

This year's tournament is scheduled for September 22 at Tangle Ridge. We will have the registration site available soon. If you would like to receive notifications regarding the tournament, please email Carolyn Rollwitz at [crollwitz@cmamanagement.com](mailto:crollwitz@cmamanagement.com) or call her at 972-299-5270. Every year we see familiar faces as well as new faces. We hope to see yours at the next tournament!



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# Stop the Crepe Murder!

Exerts of Internet article by Greg Grant, Research Associate, Piney Woods Native Plant Center

**H**ideous crimes are being committed all over Texas, some in our own front yards and many right in front of our local businesses. Unfortunately, many have turned a blind eye to the ongoing massacre. Not me! I can take it no more.

I am officially forming an advocacy group for plant's rights. They can't speak, so I'm going to speak for them. My first mission...to stop Crepe Murder!

*Lagerstroemia indica*: The Crepe myrtle. A native of China. The "Lilac of the South". The most popular flowering tree in the southern United States. Introduced to the U.S. by Frenchman Andre Michaux to South Carolina around 1786. Perhaps the most beautifully branching flowering tree in the world.



Crepe myrtles are among the toughest, most adaptable, and showiest plants that we can grow in our Texas landscapes. They have very few pests. They bloom all summer long. They require no supplemental irrigation. They have exfoliating bark that reveals spectacular smooth trunks. And they happen to have a branching



structure that any floral designer would crave. They pretty much do every thing but mow the lawn for us.

But for some reason, a mysterious reason that I haven't quite solved, the majority of the "gardeners" (and ALL of the landscape crews) in Texas have made it a horrid ritual of butchering them.

Clip this portion of the article out and take it directly to your spouse, maintenance person, or nurseryman. I know of NO educated horticulturist or arborist that endorses the practice of topping crepe myrtles or any ornamental trees for that matter. Go ahead. Pick up the phone. Call Neil Sperry. Call Dr. Bill Welch. Call the National Arboretum! You WILL NOT find any plant expert that will condone or recommend this practice.

Then why do we do it? Actually I have several theories. But I'm not going to share any of them with you for fear that you might some how feel justified in your arboreal disfigurement.

I will tell you why not too, however. First of all it leaves horrible scars and wounds that last forever. That's correct, FOREVER. I can show you exactly where any crepe myrtle on earth was topped. It's a "teenage tattoo" that can never be removed. It also makes a profusion of smaller branches resulting in a lack of proportion. All trees have a characteristic shape. It just so happens that crepe myrtles have one of the most beautiful. Topping does create larger blooms, though fewer of them. Unfortunately these larger blooms on new shoots have a tendency to flop over and droop after summer rains (remember when it used to rain in the summer?). And finally it's down right ugly. We don't hack on dogwoods, redbuds, or Japanese maples. So why do we pick out the prettiest one of all to maim? Surely it's not a "school girl" jealousy thing. How sick can we be to pick out the prettiest belle at the ball and scratch her face?

This practice may look appropriate behind a chain link fence in a Mississippi trailer park, but I can assure you it is not appropriate for any landscape that you intend to be admired. Some of the most beautiful homes in Texas are

continued on page 24

# CUSTOM EYES

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# Cedar Hill Run / Walk Club

## All Levels Welcome!



Hi Everyone,

My name is Mary Moore and I live here in the Lake Ridge area. I'm looking to create a run/ walk group for our area. I'm a runner of two years now and have found I love it!

I thought this could be a great opportunity for people to come together in our community and stay healthy while making new friends! This would be an informal group and ALL levels are encouraged to join.

I often see people in the neighborhood running/ walking solo on a daily basis. I have found it is more enjoyable when you have a buddy along your side. It also helps you stick with it!

We could schedule days and times to meet for runs/walks. You could choose to participate in as little or much as you want. We may find there are some that would just like to get started and others that may even participate in local events.

I recently had the pleasure of connecting with another runner in our area. Some of you may know him, Don Me-toyer. He's an avid runner and is excited to get this going as well. We both belong to running clubs in Dallas, but felt it would be nice to have one in our own backyard.

If this sounds like something you would be interested in, please contact me below.

I also invite you to friend me on facebook at the link below. I can then add you to the group page I created "Cedar Hill Running Club". All members will be able to post and exchange ideas here. I'll be scheduling our first meet up soon.

Look forward to hearing and pounding the pavement with you!

***Mary Moore***

Phone: 469-877-5064

Email: [Cedarhillrunningclub@yahoo.com](mailto:Cedarhillrunningclub@yahoo.com)

<http://www.facebook.com/people/Mary-Moore/1114932286>

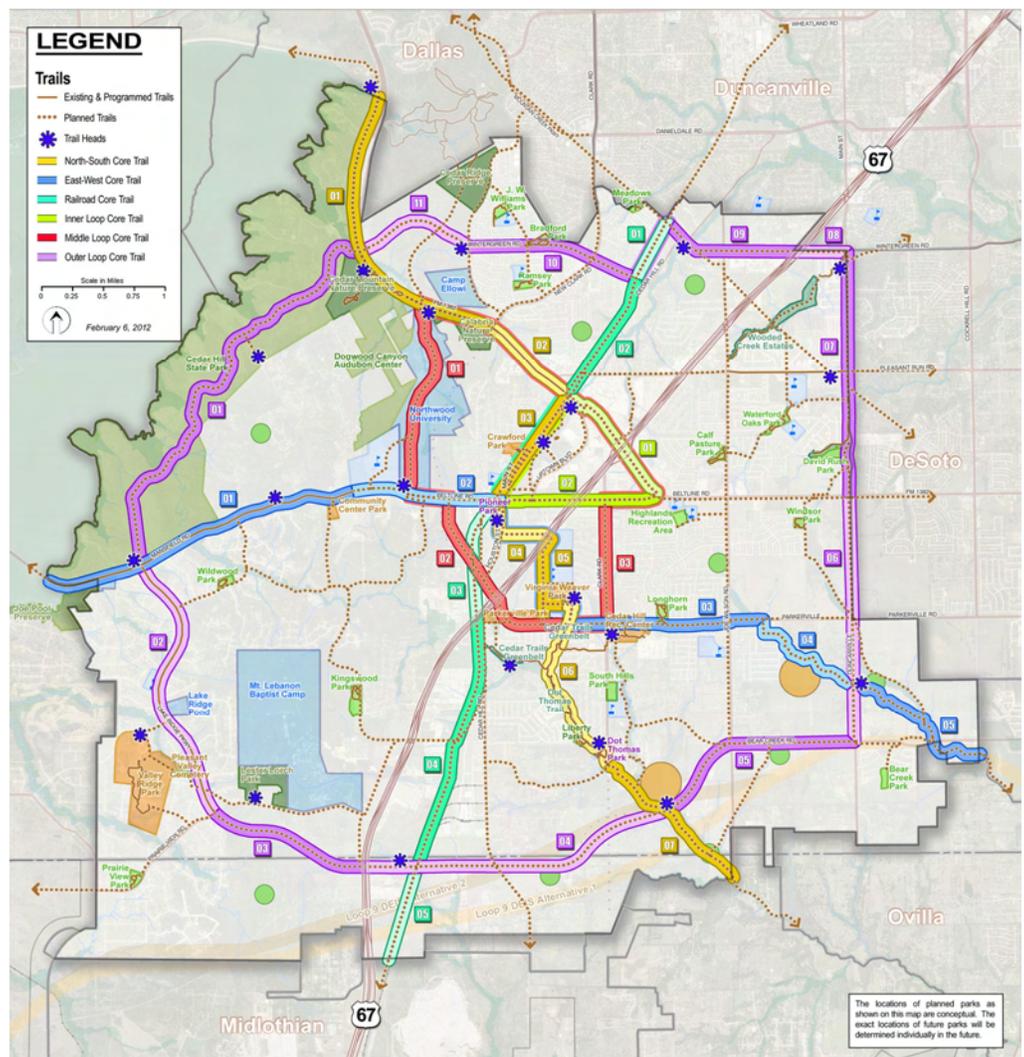
# The Trail & Bikeway Plan Update

by Rhoda Savage

The City of Cedar Hill Parks, Recreation, Trails and Open Space Master Plan (the Plan) is near completion. It is a very unique plan because it addresses many initiatives that are either atypical for park planning purposes, or that approach future development in an extremely proactive manner. The master plan will provide direction on future parks, streetscapes, facilities and trails. City streetscapes are not usually included in a park master plan, but due to the opportunities our major roadways provide for trail and open space connectivity, this item was included in the Plan. Although the future of our City parks and recreation facilities is very important, the most significant section of the Plan is the chapter on Trails and Bikeways (see page 17 for this information).

The Trails and Bikeways chapter is the most proactive and unique chapter of the master plan. The trail and bike-way plan is very comprehensive and allows connectivity throughout Cedar Hill to virtually all residents via a combination of on and off-road pedestrian and bicycle amenities. Trails are classified as multi-purpose facilities placed either parallel to roadways, in parks, along natural drainage corridors, within private developments, and in other areas of interest throughout Cedar Hill. These multi-purpose trails serve as accessible routes for wheelchairs, bicyclist at various skill levels, strollers, joggers, roller bladders and others. (A copy of the trail master plan map and a description of the main connectors and loops are included on page 16 and 17 for your use.)

Bikeways are amenities that are actually part of the roadway system. Bikeways may include marked bike lanes, widened outside lanes on major roadways and grade separated bike lanes. These amenities are for cyclists only. There are Federal, State and Regional initiatives that have or are being considered that may require bikeways and trails to be included in future roadway projects. The Trail and Bikeway plan has taken these initiatives into consideration and includes many of the amenities that may someday be required for government funded transportation projects. Hopefully, the Cedar Hill bikeway plan will assure that federal funds will be



City Hill Trails Master Plan Priorities

Continued on page 22

available for many of our bikeway projects constructed in the future.

Completion of the Plan is expected to occur this spring. A Steering Committee consisting of City staff, two City Councilmen, two Community Development Corporation members, and two Parks Board representatives are completing their final review of the "draft" report. Once the Steering Committee has completed their review, and edits have been made, the report will be presented to the City Council, Community Development Corporation and Parks Board at a Special Called City Council meeting. Each board will take action at a future date to accept and adopt the Plan. Prior to adopting the plan, a public input meeting will be held. We anticipate completion including adoption of the plan by June of this year. (There were approximately six public meetings held

**Trail Network**

The planned network of trails builds upon Cedar Hill's existing trails and the previous master plan to provide an interconnected and comprehensive network of various trail typologies. Trail alignments were chosen based on connectivity to destinations, proximity to residential areas, recreational value, ease of implementation, and in consideration of physical constraints. The foundation of the trail network is a series of six core trails, described below. However, the secondary trails shown are essential in ensuring connectivity across all parts of the community.

**Core Trails**

The core trail network builds upon the North-South Core Trail (shown in yellow on Figure 5.3) that served as the foundation of the previous trails plan. The Trails Master Plan adds two linear corridors across the City (shown in blue and turquoise in Figure 5.3) and three loops (shown in purple, red, and green).

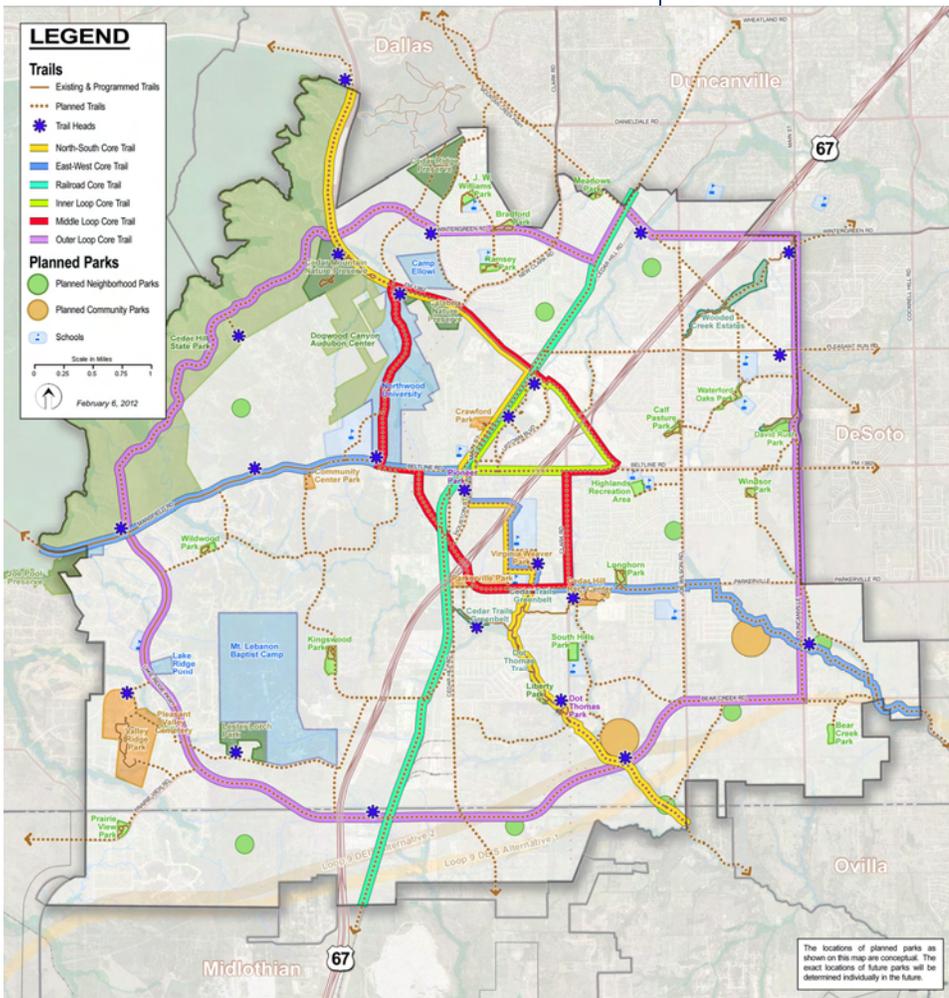
- **The North-South Core Trail** will extend the new Red Oak Creek Trail to connect to the City core and pass through the scenic vistas along FM-1382. This will provide connections to Northwood University, Dogwood Canyon, and the Cedar Mountain and Calabria Nature Preserves.
- **The East-West Core Trail** connects the western and southeastern portions of the community to the City core. This alignment will provide access to the dramatic environment of the White Rock Escarpment and the rural landscapes of the Blackland Prairies to the east.
- **The Railroad Core Trail** follows the existing railroad corridor that will one day carry commuter rail traffic to Cedar Hill. This alignment will provide a direct connection to Duncanville.
- **The Inner Loop Core Trail** will provide circulation within the City core, making connections to Uptown and Downtown while crossing US-67 twice, at Belt Line Road and FM-1382.
- **The Middle Loop Core Trail** encircles the City core and provides access to and through Northwood University.
- **The Outer Loop Core Trail** encircles the entire City, passing through Cedar Hill State Park and along existing and future thoroughfares.

FIGURE 5 - TRAILS & BIKEWAYS

*Chapter 5 - Trails & Bikeways info*

previously and public input has been taken into consideration in the preparation of the proposed Plan. In addition, a public input survey was conducted, and numerous public opinion surveys were completed and their results referenced as part of this process.)

City Hill Trails Master Plan





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now marred by embarrassing crepe myrtles. On the other hand, take a trip to Baton Rouge, Mobile, or Charleston. They have an enduring admiration for their beautiful crepe myrtles and wouldn't think of undoing what nature has perfected.

The only pruning crepe myrtles require is to thin out the trunks on young trees leaving somewhere around 3 to 7 permanent trunks. The fewer you have, the more you can admire their shape and smooth texture. Each year around early spring, all you do is remove any new suckers that appear from the ground or from your main trunks. That's it. Yes, if the tree is small you can remove the seedpods, but realize that this is purely for aesthetic reason. Removing dried pods during the winter doesn't promote any more bloom during the summer. Removing them during the summer does promote faster re-bloom however. This nonsense of pruning back to pencil size wood comes from recommendations from the 1960's and is outdated. People apparently had a lot more free time on their hands then. There's no telling how many thousands of dollars are wasted on incorrect pruning of crepe myrtles. To be quite honest an un-pruned crepe myrtle is almost always superior in appearance to a "professionally" pruned one. Some things in nature are hard to improve on.



In my personal opinion, any landscape maintenance firm involved in this practice should be immediately fired! They are wasting your time and money and obviously don't care what's best for your plants or your landscape. If they took the time to educate themselves through seminars and reading, they would earn your money through more horticultural sound practices.

I'm quite sure that the few of you left reading this soapbox diatribe can't wait to tell me what many have in the past. "But Greg, they got to big!" Much better to cut it to the ground and start over, or pull it out entirely, than to maim it. Most folks don't realize (but should) that there are many, many, cultivars of crepe myrtles that have an ultimate height range from 3 feet to 30 feet. For heavens sakes, don't plant a 30 foot

crepe myrtle in a space designed for a 10 foot one.

Check with a reputable nursery. If a tree type is too large, there are many smaller types available, including mildew resistant ones. There are a number of improved semi-dwarf cultivars in the 6-8 foot range including Acoma (white), Hopi (pink), Tonto (fuchsia), and Velma's Royal Delight (purple) that make outstanding small trees. Trees that NEVER need topping, that is.

Thanks to King's Nursery and Greenleaf Nursery, I have planted a collection of commercially available crepe myrtle cultivars in the commuter parking lot on University Drive on the SFA University Campus. This will be one of the only places in the state where gardeners can come see what each named cultivar is SUPPOSED to look like, a sort of "abuse free" zone if you will. They won't be sprayed, irrigated, or pruned. They'll just stand there minding their own business, looking pretty in pink (and other colors as well, of course).

There have been articles on this same subject in *Southern Living*, *Neil Sperry's Gardens*, and other southern magazines and newspapers. Unfortunately, the problem here seems to be getting exponentially worse each year. I can only assume that gardeners in Texas either don't read, or don't care. Please prove me wrong. STOP THE CREPE MURDER!

**Greg Grant is a research associate at the Piney Woods Native Plant Center, Stephen F. Austin State University, co-author of *The Southern Heirloom Garden*, a Master Texas Certified Nurseryman, and a member of the Garden Writers Association of America, and the Southern Garden History Society.**



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# Trash Talk



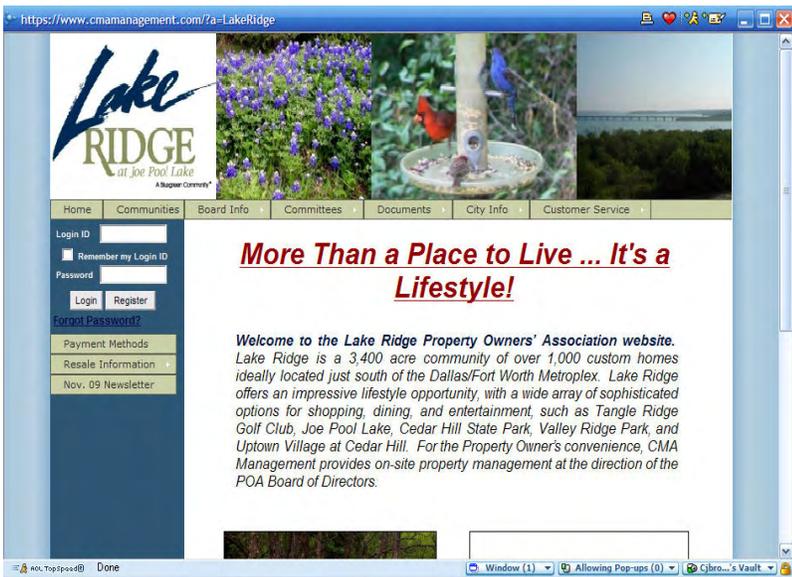
If you put your trash out too early:

- Critters will pick your bags apart
- The wind will blow your trash all over your yard

Be a responsible homeowner:

- Use a better trash bag
- Make sure your trash can has a lid
- Pick up trash if it's scattered
- Police your area!

*For our Grand Prairie residents that have to use bags, if you put ammonia in the bags, that will keep the birds from tearing them apart.*



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](http://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](mailto:crollwitz@cmamanagement.com)

if you do not receive emails.



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

March, 2012

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 and dead 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.**



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**Don Camp** – don.camp56@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.



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**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.



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**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](http://www.mikestractorrental.com) for more information – Insured

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Continued on page 27

- 
- **Have Tractor Will Mow** - [ernestbaley@sbcglobal.net](mailto:ernestbaley@sbcglobal.net)- Ernest Baley - 972-291-1677h, 469-254-3617c Lot Mowing , Cleaning and Tree Trimming and removal. 108 N. Potter, Cedar Hill , TX – Insured

---

  - **Armstrong Mowing & Light Dirt Work** - [Mr.Armstrong@sbcglobal.net](mailto: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

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

---

  - **GW Tractor Service** – [grwhorses7@gmail.com](mailto:grwhorses7@gmail.com) – Gary Witherspoon – 972-921-9312 Lots and Acreage Mowing, Tree Trimming & Removal
- 

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.

## **FIRE HAZARDS**

**NOTICE: Due to the harsh conditions last summer, many trees did not survive. Please have your service provider remove dead trees off your property in order to help reduce fire hazards.**

Yours Very Truly,  
POA of Lake Ridge Board of Directors

### Communications Information

#### Email Web Telephone

[communications@lakeridgepoa.org](mailto:communications@lakeridgepoa.org) (General)  
[www.lakeridgepoa.org](http://www.lakeridgepoa.org) (Our web site)  
972-299-5270 (Association 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.lakeridgepoa.org](http://www.lakeridgepoa.org) (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)

