

COMMUNITY NEWS

A PUBLICATION FOR RESIDENTS OF THE LAKE RIDGE COMMUNITY

INSIDE THIS ISSUE:

Five Years of Lake Ridge Charity Golf Tournaments	1
Real Estate Updates for Lake Ridge	2
Q&A from the POA of Lake Ridge Annual Meeting	4
Lake Ridge Financial Update - Annual Meeting	6
2013 Annual Meeting Summary	8
Lost Dog - Found Dog	12
2012 CHISD Bond Progress Report	17
Community News	20
Gated Community News - The Timbers	23
Gated Community News - The Hills & The Views	24
Come Run with Us	26
Drink More Fluids	27
Landscaping Tips	28
POA Management Letter	30

Lake Ridge Facts:

- 3,200 total acres
- Over 50 miles of street not including The Summit, The Greens, The Preserve or The Sanctuary
- 23 acres of manicured, fertilized turf not including the gated 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
- 1,041 homes in the Lake Ridge

Five Years of Lake Ridge Charity Golf Tournaments

By Bill Pierce

In 2007 a few Lake Ridge residents had a desire to bring neighbors together with activities of interest. Several activities were established: a walking club, a Bridge club, Wine & Cheese gatherings, and Scuba Diving. The interest levels were high at first, but soon dwindled and were discontinued other than the walking/running club. Chad McCurdy suggested a Lake Ridge Golf Tournament to promote and bring awareness to the Lake Ridge community. Volunteers were gathered and that was the beginning of The Lake Ridge Charity Golf Tournament at Tangle Ridge Golf Course.

The 1st year for the Lake Ridge Charity Golf Tournament was in 2008 and 80 Golfers participated in the event and the winning prizes were donated by the community and the sponsors. The financial proceeds benefited the Cedar Hill and Grand Prairie new joint Fire Station #214 on Lake Ridge Parkway, along with Happy Hills Farm and Academy for Troubled Youth, as well as the local Food Pantries of both Cedar Hill and Grand Prairie. In addition to the contests during tournament play for longest drive and closest to the pin, we awarded prizes to the 1st, 2nd, 3rd place teams and a surprise award to the last place team.

Year two; golfer's comments regarding their first tournament, "best prizes that I have ever seen at a charity golf tournament". This was the beginning of bringing fun with different prizes and golfing formats to The 2nd Annual Lake Ridge Charity Golf



Participants for the 2012 tournament

Tournaments. Charitable donations went to Happy Hills Farm and Academy again, along with the Cedar Hill and Grand Prairie Food Pantries, plus the Brighter Tomorrow's Battered Women's Shelter.

In 2010, the tournaments 3rd year brought a new golfing format: a 4-man Blind Bogey scramble. The scramble uses three holes selected at the completion of the tournament to help determine the team's handicap. Charitable donations went to Happy Hill Farm and Academy, Cedar Hill and Grand Prairie Food Pantries, Cedar Hill's Zula B. Wylie Library and Cedar Hill Recreation Center.

The Blind Bogy format was so well received as a "fun tournament," it was continued into The 4th Annual Lake Ridge Charitable Golf Tournament. In order to increase the appeal to potential donors and expand the impact of our tournament, it was decided to establish a 501c3 non-profit foundation as the organizer of the tournament. Charitable donations went to the Cedar Hill and Grand Prairie Food Pantries, Cedar Hill's Zula B. Wylie Library, Canterbury School and the #214 Fire Department (purchased chains for truck to use during icy conditions in the Lake Ridge hilly community, and a rear mounted camera for the truck).

The 5th Annual Lake Ridge Charity Golf Tournament brought comments from the participating golfers such as "this was the most fun I have every had at a golf tournament", "food was good", "fun group", "our

continued on page 11

Real Estate Updates for Lake Ridge

by Elaine Cook

The forecasters say housing prices in DFW area are looking up. It is now one of the top 10 markets in the country for investors.

As I update my research today, Lake Ridge has 17 actives for sale & 2 actives for rent. Six houses pending and 24 sold in the last 90 days. Those are good numbers. We have less than a 90 day supply in inventory. The price per square foot range continues to be wide from \$52sf to \$117sf. That does not necessarily surprise those of us that live here. The quality of construction and uniqueness varies more than most of us anticipated when we built.

We can be encouraged by the lessening of inventory. Historically, things become more valuable as the supply decreases. Sales at the end of the year were strong. A one million dollar house sold . . . that is a very good sign. The average days on the market is still a long time, if you are a seller. Actually, even with some houses still taking over 225 days to sell, the average days on the market is now down to 139 days. Since, the old "normal" days on the market was 120 days we are fast returning to that magic number.

Other magic numbers, when will prices return to "peak". I wish I knew. I don't have a crystal ball and I can't see the future. The good news is that since these new homes sold are either cash or mortgages with much stricter standards than a few years ago, the neighborhood appears to be stabilizing. When I first started these newsletter updates, we appeared to be in a free fall. Much has improved. The average price point of the houses sold in the last quarter is about \$80 a square foot - that is up about \$5 square foot since last report. That is a substantial increase.

If the forecasters are right, we can expect continued increases and about a 30 - 45 day supply of houses throughout the year. As we have learned, that can change dramatically because of circumstances totally outside our control. All we can do is continue to monitor the facts and enjoy living in this great community we call home.

Submitted on March 4, 2013 by:

Elaine S Cook Realtor, The Michael Group Dallas

* Statistics complied from NTREIS and are deemed reliable but not guaranteed.

IMPORTANT NUMBERS

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

Carolyn Rollwitz - 972-299-5270
Chris Bahr - 972-293-2243
FAX number - 972-293-7119

ACKNOWLEDGEMENTS

Editor - Tara Power

Designer - Charlotte Brown

Advertising Communications -
Pamela Prince, Golf Committee

Copy Editing - Carolyn Rollwitz,
Communications Committee

Contributing writers – Bill Braas, Elaine Cook, Stacey Copeland, David Graybill, Chad McCurdy, Mary Moore, Bill Pierce, Tara Powers, Carolyn Rollwitz, Dr. Dave Williams and Horace Williams

AMMENION! REAL ESTATE

www.attentionrealestate.com

Nancy Hardwick & Team

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



Call today to sell your lot or home! 214

214-906-1548



Alerts

The City of Cedar Hill uses a recorded message system to quickly distribute important information to residents.

If you no longer have a home phone, the City may not be able to get the message to you.

The city asks that you visit the website below and add your cell phone number(s) and email address. Your information will not be available to telemarketers.

Messages are sent as recordings, emails and/or text messages. They will always clearly indicate that they are from the City of Cedar Hill.

Please register; it only takes a couple of minutes and we want to keep in touch....

cedarhilltx.com/connect



October 26, 2013

2013 Golf Tournament



Questions & Answers from the POA of Lake Ridge

February 21, 2013 Annual Meeting

by Chad McCurdy

- 1. Is there a specific question you would like answered tonight at the Annual Meeting? If so, please write your question in the space below and return it to a staff member**

Q: When will the walking/biking path be completed?

A: The hiking and biking pathway is scheduled to be completed in October of 2013; this year.

Q: Can payment plan be established for dues to facilitate improved compliance with payment?

A: If an owner is unable to pay their dues they must submit a request in writing for a payment plan. There is a fee to establish a plan and all unpaid interest and collection fees must be included and paid as part of the payment plan. Upfront payment is always preferred due to the amount of paperwork and time involved with a payment plan. However, payment plans are available if needed.

Q: What about the fallen, broken columns on Lake Ridge Parkway?

A: The Association was asked to delay repairs of the columns along Lake Ridge Parkway since phase II of the project included placing part of the fence on top of a new retaining wall yet to be constructed. After the new sidewalks and pathways are completed we will revisit which columns need to be removed, replaced, repaired or rebuilt. Since phase II of the project is scheduled to complete in October the board will likely make a decision on this at the end of this year.

Q: What's the most common reason for fines?

A: The most common fines are for failure to maintain landscaping, failure to keep a yard or lot mowed, failure to remove dead landscaping, failure to repair fences, recreational vehicles left in view of the street, and failure to submit plans for construction projects.

Q: What is being done to address low H2O pressure?

A: If you have issues with water pressure you need to contact your local water utility provider. In the Grand Prairie area you should contact the City of Grand Prairie at (972) 237-8200. If you reside within the Cedar Hill portion of Lake Ridge you should contact the Cedar Hill Water department at 972.291.5126 ext: 2806. The local water department should always be your first point of contact for issues related to water and/or sewer service. We have contacted the City of Grand Prairie and they are aware of the low water pressure in the Sanctuary.

Q: When will these activities to increase H2O pressure be done? Time line?

A: We have not been made aware of any activities related to water pressure within Lake Ridge. Please contact your water utility provider if you are experiencing water pressure issues. The City of Grand Prairie came out on 3/6/2013 to investigate. They believe there may be a leak, but they have not located it yet and have not provided us with a timeframe for repair. Hopefully by the time this article prints it will be corrected.

Q: Why is the POA of the Summit not apart of the Property Owners Association of Lake Ridge?

A: The Summit is part of the Lake Ridge Property Owner Association today. However, as a gated community you also have an additional association that covers just your gated area. The reason for this is that the neighborhood streets and lights are considered private. As such, your community must budget for the maintenance of your gates, streets and street lights. That association is currently managed by SouthStar as the developer and largest property owner inside the Summit. When they have sold a majority of the lots, they will turn the association over to a board of the local owners. You should have been provided with a set of CC&R's for the Summit when you purchased your lot as in all areas of Lake Ridge. That information is available on the association website at:
<http://www.lakeridgepoa.org>

Continued on page 9

HIT? HURT?

DAVID
GODSEY
ATTORNEY AT LAW

JUSTIN
MARTIN
ATTORNEY AT LAW



GODSEY • MARTIN, P.C.
IJUSTGOTHIT.COM

1909 Woodall Rodgers Freeway, Suite 200

Dallas, Texas 75201

5100 Westheimer Rd., Suite 200

Houston, Texas 77056

DALLAS • FORT WORTH
972 I-GOT-HIT
4 - 468 - 448

HOUSTON
281 I-GOT-HIT
4 - 468 - 448

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 2012 Collections, 5 year Operating Expense Summary and a Summary of the Unpaid dues. We began 2012 with unpaid dues of \$63,839 from prior years dating back to 2003. During last year we billed \$508,250 in dues and collected \$518,726. Of the overall amount collected of \$518,726, \$31,482 was collected from unpaid past dues amounts and \$487,244 was collected for the 2012 dues. We ended up the year with \$53,363 outstanding which was a decrease of \$10,476 from our outstanding receivable balance at the end of 2011.

During 2012 our cash operating expenses were \$456,810 vs. \$500,030 in 2011. We were under budget by \$30,243 overall for 2012. A portion of this spending decrease was due to a drop in our legal and professional fees as well as lower utility expenses. We still managed to do some additional median upgrades during 2012 as part of our overall operating expenses. 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, 2012:

2003-2007	\$1,935.08
2008	\$2,704.55
2008	\$1,928.89 (special assessment)
2009	\$4,823.41
2010	\$8,748.09
2011	\$11,557.47
2012	\$897.26 (builder assessment)
2012	\$20,768.48
TOTAL	\$53,362.93

At this time we 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, 2012, we had almost \$53,000 in outstanding legal fees (from 2004-2012) 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.



Lake Ridge Commercial Sites Now on Market!

(corners of Lake Ridge Parkway & Mansfield Road)

Build Your Office Close to Home!

**SPECIAL PRICING FOR LAKE RIDGE
PROPERTY OWNERS**

Two Sites for Sale

East Pad Site: 4.31 Acres

West Pad Site: 15.38 Acres

For information, call Dennis Jones at
(800) 997-7813 or email dennis@lakeridge.net

ATTENTION: LAKE RIDGE OWNERS!



New Year! New Developer!
New Neighbors!

**REFER A FRIEND & EARN \$2,013!
CALL (800) 835-5263**

SouthStar Communities, which purchased Bluegreen in May 2012, is proud to be the new developer of Lake Ridge. We want more residents like you so please tell your friends about Lake Ridge and when they purchase a homesite, you'll earn \$2,013!



Proud New Developer of Lake Ridge

2013 Annual Meeting Summary

by Chad McCurdy

I have been part of the Lake Ridge Community since 2003 and a resident since 2007. Our annual meetings have not always been smooth and sometimes barely civilized. I, as much as anyone, appreciate it when we have a relatively smooth meeting. We had no proposals for the property owners to vote upon this year and one open board seat vacated by our former President when he relocated to be closer to his grandchildren.

We began the meeting by welcoming the attendees and establishing that we did in fact have quorum for the meeting. We approved the minutes of the previous meeting and thanked the attendees from our management team at CMA; Carolyn Rollwitz, our property manager, Chris Bahr, the compliance coordinator & office assistant and Pam Grundy, the Vice-President from the CMA corporate office. All of the member of the board of Directors were in attendance and introduced with the exception of Tara Powers who was not able to attend.

We moved to address the primary business item on the agenda - to elect the members of the association board. We announced all of the declared candidates for the board and requested any additional candidates that would like to run to declare themselves from the floor. We had two candidates that announced their desire to serve on the board from the floor - Bill Pierce and John Fleming. I then introduced the members of the existing board up for re-election: Bill Braas, Nancy Durrant, Jennifer Zick and Tara Powers. We allowed each of the existing board members (that were in attendance and up for election) to address the attendees. We moved on to the association members who had written in and expressed desire to serve on the board to address the attendees: Roderick Bonds, John Jensen and Linda Prochaska. Mr.'s Bonds and Jensen were not in attendance, so Mrs. Prochaska was the only one available to address the audience. The two association members who expressed a desire to serve on the board from the floor of the meeting addressed attendees, Mr.'s Fleming and Pierce. The final phase of the process was to take the actual vote of the members.

Every year the two board members receiving the most votes do not stand for re-election. For this years election the two board members not up for re-election were Chad McCurdy and John Westmoreland. The results of this year's election, and the members of the new board are as follows: William Brass, Nancy Durant, Chad McCurdy, Bill Pierce, Tara Powers, John Westmoreland and Jennifer Zick. The two board members currently serving a two

year term are William Braas and Jennifer Zick.

William Braas provided a financial update for our association. In summary, collections are better at the current point this year than last year. There is an article on the financial condition of the association in this issue of the newsletter (see page 6).

I gave updates on what the Board had accomplished in 2012. Some of those items were landscaping improvements and median work along several streets. I also provided an update on the walking and biking path. I then introduced our objective for 2013 - to develop a long range plan for the community. This would provide a picture of what we want the community to look like, what capital will be required to complete the projects and what it will cost to maintain the improvements.

As Chairman of the Golf Committee, I reviewed the annual golf tournament that was held in 2012. There is an article included in this newsletter on the development and evolution of the tournament (see front page). In summary, the 2012 tournament brought more players, more sponsors and we raised more money for charity than any previous tournament.

Tammie Cooper, PACT officer for Lake Ridge, greeted homeowners and gave a nice talk regarding crime statistics from July through January in the community. She presented handouts for a new tool to keep in-touch with your neighbors, "Nextdoor Overview," and encouraged homeowners to sign-up. It is a service from the Southwest Regional Communications Center, a free new service to help you when calling 9-1-1 in Cedar Hill.

Thad Rutherford, Senior Vice President for Southstar, spoke about their plans for the property acquired from Bluegreen in May, announced a referral program for current property owners (Southstar will pay current property owners a referral fee in the amount of \$2,013 if they refer someone that purchases property in Lake Ridge), and answered questions from the audience.

The drawing was held for those who had registered at the meeting or sent in their proxy votes..... and congratulations to our 2 winners: Juan Leal and Glenn Bowie. Each won \$125 or the equivalent of one half years assessment.

The meeting was adjourned at 8:15 p.m.

Questions & Answers-AnNUAL Meeting - continued from page 4

Q: When is the projected date for the dirt road in the Summit to go away?

A: The additional road construction is in Section 22 Phase B and will begin only after Section 22 Phase B is final platted and approved by the City of Cedar Hill. At this time we do not have a timeframe for the platting of Section 22 Phase B because of the uncertainty of the location of Loop 9.

Q: Would it be possible to get lake access for putting in kayaks?

A: There is not currently any lake access to Joe Pool Lake within Lake Ridge. The City of Grand Prairie does have some property designated for park usage, but there is currently no roadway access to the area. You can currently use Loyd Park with Grand Prairie. You can obtain information about the park at: <http://www.joe-pool-lake.org/loyd-park.html>

Q: In order to build a community pool, we the citizens, would have to buy land to do so? But there isn't any land for sale or left for this project?

A: There is still land that could be utilized for the purpose of a community pool, but you are correct that the land would have to be purchased. A larger obstacle to the construction of a community pool is availability of funds for construction and maintenance rather than property. We are currently working on a long range plan for the community and the options available. Many of the projects would require an additional special assessment and/or an increase in the annual assessment. A community pool would likely require both of these items. If we are able to compile all of the options we may present them at a special meeting this summer.

Continued on page 10



Open the Door to Opportunity!
Celebrating 20 years and enrolling for 2013-2014

Experience the Canterbury Difference for Yourself:
Open Houses April 7 and May 5, 2-4 p.m.

Canterbury Offers:

- Grades Kindergarten-12th
- College Prep Curriculum
- Small Class Sizes
- No STAAR Tests
- Art, Music, Spanish, Technology, Advanced Placement and more!

Canterbury Achievements Include:

- Fulbright and Rhodes Scholars
- National Merit Semifinalists and Finalists
- 100% Graduates Accepted to College
- Six State Athletic Championships
- Serving Cedar Hill and Surrounding Communities for 20 years!

Visit our website for Summer Camp and Athletic Camp details

THE
CANTERBURY
EPISCOPAL SCHOOL
972.572.7200 x106 www.TheCanterburySchool.org
email: ConderL@TheCanterburySchool.org
1708 N. Westmoreland Road DeSoto, Texas 75115



Questions & Answers-Annual Meeting - continued from page 9

Q. What has been the activity level in terms of sales of developer lots?

A: SouthStar purchased the remainder of the development from Bluegreen in May of 2012. During 2012 there were a total of 9 lots sold out of the developer's inventory. There was one additional lot sold in January. SouthStar has since hired a new person to lead the sales effort and expects to see significantly more activity this current year.

Q. With the much reduced developer presence, what are their plans concerning disposition of the Sale Office?

A. SouthStar, as the new developer partner for the community, is very actively engaged in selling the remainder of their lots, the retail property in the front and trying to decide on the disposition of the acreage north of the current development. The Association is currently engaged with SouthStar about future plans for the building. Since it is the only facility of its type in the community obviously we would like to retain it for our offices.

Q. When is Mansfield Highway going to be started (repair & widening)?

A. There is a scheduled city wide open house meeting regarding the Mansfield Road project in April, so watch your mail for details.

Q. What happened to the gas drilling project & member?

A. The composition of the production from the Barnett Shale in our area is almost exclusively dry natural gas. Due to the collapse of natural gas prices, there has been little to no interest in pursuing additional drilling at this time. Drilling activity has shifted to other geographical regions containing natural gas liquids and liquid crude. In the event that drilling activity does return to our area, we will reorganize the project team.

Continued on page 16

*DESIGNING ENVIRONMENTS UNIQUE TO ITS SETTING AND PLEASING TO THE SENSES.
*CUSTOM SWIMMING POOL CONSTRUCTION.
*OUTDOOR KITCHENS, BBQ'S, FIREPLACES, ARBORS.
*POOL SERVICE AND REPAIR
office: 817.405.2423
e-mail: info@christophersignaturepools.com

Golf Tournament - continued from page 1

team will be back next year" "the golf tournament took less than 4 ½ hours". Each year the player participation has increased to over 100 golfers. The commitment from the sponsors and volunteers is what made the 5th tournament such a huge success. Charitable donations were given to Bridges Safe House, Grand Prairie Pregnancy Resource Center, Grand Prairie and Cedar Hill Food Pantries, Lake Ridge Elementary School and The Canterbury School.

The past 5 years have brought many fun prize opportunities for the participating golfers; One Million Dollar Hole-In-One, Hole-in-One to win a car, One Hundred Thousand Dollars for a 150 yard Eagle Shot, destination trips, cruises, top of the line golf clubs, bags and cash to the winners in form of gift cards. The 2013 Tournament's goal is to make it fun and increase the contributions to local community charities.

The personal reward of giving in terms of sponsor donations or a volunteer's time is extremely gratifying, especially when all the proceeds are given back to the needs of the community. The tournament allows our neighborhood to reach out to the local community, create awareness of all Lake Ridge has to offer, creates immense goodwill towards our neighborhood and at zero cost to the association.

If you would like to participate as a sponsor or volunteer at the 2013 tournament, contact Carolyn Rollwitz at 972-299-5270 or email at crollwitz@cmamanagement.com.

Hope to see you at the next tournament: October 26, 2013!



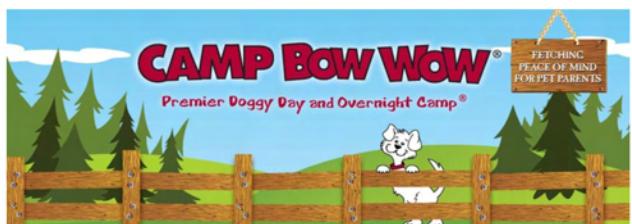
Lake Ridge Elementary staff receiving check
for Music Dept.

House Call Veterinarian We come to YOU!



**Complete Animal Hospital.
Competitive rates. Less Stress.
682-738-7687**

**www.MyPetsMVP.com
We Live in Lake Ridge**



Find us on
Facebook

\$10.00 OFF

**Any Day Camp/
Pet Visit Package
or Retail Purchase!
Call for D'Tails!**

No Cash Value. Additional Restrictions may apply.
Contact Camp for D'Tails! Expires 5/30/2013.

Camp Bow Wow / Home Buddies

972-296-WOOF (9663)

519 E Highway 67 | www.campbowwow.com/swdallas

Duncanville, TX 75137 | swdallas@campbowwow.com

LOST DOG.....FOUND DOG!



Over the years in Lake Ridge, there have been lots of dogs rescued on the street by caring people. Most recently, two Labradors were found that had gotten out of their yard. While the labs were reunited with their family, the process could have been faster with the right information. In my neighborhood, The Hills, many of my neighbors call me when they have lost or found a dog, mainly because I know most of the pets by name and can get them home safely. Since we have two cities that service the Lake Ridge area, there are multiple contacts that should be alerted. **Do you know what to do and who to call when you have or find a lost pet? Here are some frequently asked questions and tips along with the local authority contacts at the end.**

Do I Try and Catch the Dog?

No matter what you do, you should call the City Animal Control Officers that service the area where the dogs are found. They are trained in the safe apprehension of animals and are very good at what they do. Be very specific as to the address or cross-roads that the dog is at and which direction it is traveling. Also give them the breed, if known, color, approximate size, gender and if the dog is showing aggression (baring of teeth, lunging, etc.). If you feel you can catch the dog safely without harm to you or the dog, you may make the choice. More often than not, the dog is a family pet and may come to you easily. Other times, you may have to use treats and a slip lead to catch them. And still, it may be too dangerous to catch them or chase them.

So, I have the dog..... Now what?

Always be careful with dogs that you do not know. Even the cutest little lap dog can bite and most often they will bite out of fear or pain, not aggression. If you feel comfortable, check the dogs for injuries. If there are injuries (hit by a car, hurt by another dog or wild animal), call the local Animal Control Officer for the city you found the dog in. You can also take the dog directly to the local Animal Shelter and Adoption Center during their regular business hours. Many dogs are micro chipped and the shelters, veterinarians and Animal Control Officers have scanners that can give them information to find their owner. After hours, a police officer may also come out to assist. If you decide to keep the dog at your home, make a found dog report at all local city Animal Shelters that service the Lake Ridge area. Take a picture and email to them. As a secondary, you can also email the information to Carolyn Rollwitz at the HOA office. She will try and get the found dog information out to the community in a timely manner.

HELP! My dogs have escaped and I can't find them!

First and foremost, try not to panic! It's hard, I know, but be calm. Most dogs get reunited with their family quickly if all the right people are notified. Do you have a checklist of current information on your pets? It's a great idea to have it written down or on your smartphone for quick access along with a picture. Immediately call the local Animal Control Officers for all cities that service Lake Ridge and submit a Lost Dog Report. They will want to know the following:

- Breed of dog
- Color of dog
- Name of dog
- Gender of dog
- Is the dog spayed or neutered?
- Size or weight of dog
- Is the dog wearing a collar with tags? What color is the collar?
- Is the dog fearful or aggressive towards other dogs and strangers?
- What commands does the dog respond to?
- Is the dog micro-chipped? Do you have the chip number?
- Is the dog current on vaccinations (specifically Rabies)?
- Do you have a current picture of dog? (In most cases you can email or text it to them)

Once you have alerted the authorities, email the information to Carolyn Rollwitz in the HOA office and your personal Veterinarian. If you do have a microchip, contact the chip company. They will get the information out to their network for you. Contact your neighbors to determine if they have seen the dog. Of course, you can also drive the neighborhood to look for them yourself.

Is That A Dog or Coyote?

Lake Ridge is a beautiful community, which is why many of us live here. Unfortunately, with the seclusion and wooded acreage, we also have wildlife. Many types of wildlife are attracted to our yards because food is plentiful and easy to obtain. Being aware of your potential contribution to this environment helps reduce nuisance animal incidents in your area. Keep your pets inside and under your control at all times. Never walk your dog after dark. Many of the pack wildlife come out at dusk to feed. An animal allowed to roam off-leash, even in your front yard, presents an easy meal for a predator. Feed your pet indoors at all times. Dog and cat food left outdoors attracts a variety of wild animals, from skunks to coyotes. Feeding your pet outdoors may also make them vulnerable to wildlife attacks. Spay or neuter your pet. Coyotes are attracted by the scent of female dogs in heat, just as unsterilized male dogs may be lured by female coyote scents. If you have a concern about wildlife in the area, contact the appropriate Animal Control Service for your area.



Contacts (good to have programmed into your phone):

Grand Prairie Animal Services 2222 W. Warrior Trail Grand Prairie, TX 75052 Hours: Tuesday-Friday 10 am-6 pm and Sat. 10 am-5 pm	972-237-8575 http://www.gptx.org/index.aspx?page=66 EMAIL: animaldispatch@gptx.org
Grand Prairie Animal Control & Non-Emergency	972-237-8790
Tri-City Animal Shelter & Adoption Center 1150 E. Pleasant Run Road Cedar Hill, TX 75104 Hours: Monday-Friday 10am-6pm and Saturday 10am-2pm	972-291-5335 http://www.cedarhilltx.com/index.aspx?NID=66 EMAIL: Tricities@cedarhilltx.com
Cedar Hill Animal Control & Non-Emergency	972-223-6111
Carolyn Rollwitz Lake Ridge HOA Manager	972-299-5270 EMAIL: crollwitz@cmamanagement.com

Additional Tips:

- Do not assume your pet will come home on its own – report your pet immediately!
- Introduce your pet to your neighbors so they are familiar with it
- Make sure your backyard is secure. Fill any holes in the fence or ground and ensure your gate latches securely.
- Do not leave your dog alone in the yard for extended period of time. Lonely or anxious dogs will inevitably want to go exploring.
- Train your dog to come to you when called.

If you're uncertain about whether or not to help or keep an animal you see alongside the road, here's a final word of advice: First, think of what you would want the finder of your animal to do if he happened to find him injured without his collar. With everyone in Lake Ridge following the same processes, our pets can stay healthy, safe and at home.

Stacey Copeland is a Lake Ridge Resident and Top Dog of Camp Bow Wow and Home Buddies by Camp Bow Wow, a pet services company located at 519 E Highway 67, Duncanville, Texas, 75137 serving the Southwest Dallas, Texas area. You can find more information at www.campbowwow.com/swdallas or contact directly at 972-296-9663.

Here When You Need Us.



Doctors provides **short-term rehabilitation** for conditions resulting from stroke, fractures, joint replacements, and neurological conditions. With our diverse team of caregivers, we work at improving, maintaining or restoring physical strength, cognition and mobility.

Doctors also provides **long-term care** for individuals that have complex medical issues including diabetes and wound care.



9009 White Rock Trail • Dallas, TX 75238

214.348.8100

www.DoctorsHealthcareandRehab.com

Doctors Healthcare and Rehab is
a Diversicare Facility

When Compassion Counts, Count on Us.



Treemont
Healthcare & Rehabilitation Center

When Compassion Counts, Count on Us.



*Short-Term Rehabilitation | Complex Medical Care
Long Term Care*

**24/7 Skilled Nursing Care | Physical Therapy | Occupational Therapy
Speech Therapy | IV Therapy | Comprehensive Wound Care
Nutritional Therapy | Respite Care | Hospice Care
Discharge Planning**

**Treemont Healthcare
& Rehab Center
5550 Harvest Hill Rd., Ste 500
Dallas, TX 75230-1684
Phone: 972-661-1862**

Treemont Healthcare and Rehab is a
Diversicare Facility

Questions & Answers-Anual Meeting - continued from page 10

Q: What's the purpose of writing questions if you are not going to honor process

A: Our apologies if there was a misunderstanding. In the interest of time several years ago, we began to request that questions be submitted in writing. We then respond to those in our newsletter. This gives the benefit allowing others to see questions from members in the community and the added benefit of allowing us to limit the annual meeting to approximately 1 hour of time. This is the process though we collect the questions and then publish the responses in the newsletter.

Q: Are there any plans to construct an overpass at 67 and Lake Ridge Parkway?

A: The TxDot currently has an overpass designed for Lake Ridge Parkway and Hwy 67. The projected cost of the project is \$25 million dollars which they would expect to be largely paid for by the citizens of Cedar Hill. There is mixed support for the project. It would provide easier access to the community for residents as well as development opportunities of the service road properties. However, it would also have the effect of increasing traffic in the area and some statistics have shown direct highway access can have a negative impact on neighborhood crime.

Q: Why can't more be done to collect assessments that aren't being collected? 400 people not paying just isn't right, legal action should be enacted against them if necessary.

A: Our Association has a formal collection policy which is followed for delinquent accounts. We exhaust all efforts to collect unpaid dues before turning the account over to legal for collection. We have been very successful this past year in reducing our collection costs especially in the legal fee area. These fees must be paid out of pocket by the Association (although they are charged to the delinquent owner) so sometimes there is a long time lag between our payment for collection fees until they are ultimately recovered from the delinquent owner.

Q: When will speed limit on Lake Ridge Parkway be raised?

A: Even though Lake Ridge Parkway is now a 4 lane roadway, there remains construction in the area and there are no plans to raise the limit until the construction is finished.

Q. Why is maintenance of lots/homes not equally enforced?

A: For the most part maintenance of lots and homes is the same. However, if an undeveloped lot is heavily forested we do not require that the lot owner mow in the forested area. If a tractor can get between the trees, we ask that it be mowed. You should not assume that just because a lot is not maintained, the association is not taking action against the owner. There is a legal process that the association must follow before you will see physical action at the property.

Q: When will the remaining foot path around Ridge View Park be paved? Also, better maintenance & update bridges.

A: This is another item that would likely be part of the long range plan for the community. We currently estimate the cost to finish the pathway at about \$75,000. We do not yet have a target date for completing the pathway, but we should have a better idea of when it would be completed this summer after we finish our long range plan.

Q. For Southstar – What do you see this spring and in the future for the market returning to pre-recession health?

A. There is an article in the newsletter from a local realtor, Elaine Cook (see page 2). She has some useful information and insight on the local real estate market.

Continued on page 22



2012 CHISD Bond Progress Report

by Horace Williams, Superintendent of Cedar Hill Independent School District

I want to thank Cedar Hill voters for supporting our students with the passage of the \$45 million bond election in 2012 by a 69 percent vote. We at the Cedar Hill Independent School District are humbled by your support.

This has been a community-driven process from the start; a 60-member Bond Advisory Committee recommended to the School Board which projects should be included in the bond package. We want to continue that community input as we move into the next phase and start working on the bond projects. CHISD has a process in place so you will know that we are good stewards of your tax dollars. We want the bond project process open and transparent.

We are in the process of selecting a 14-member Bond Oversight Committee. The committee will review the status of capital projects, bond expenditures and project schedules. We will depend on committee members to ensure that taxpayer dollars applied to bond projects are managed in the most efficient manner. Each school board trustee will select two members for the oversight committee.

CHISD staff is in the process of making preparations for the bond projects.

Project work is expected to start in May and continue



through December 2015. All of the schools will receive improvements.

The bond provides facility upgrades, technology updates, and safety and security projects for CHISD. The bond package also includes improvements that will allow the district to expand the development of a Science, Technology, Engineering and Math (STEM) program at Cedar Hill High School. The package also designates funds to the Career Technology Education department for additional labs in the health, veterinary sciences, and culinary programs, as well as 10 new ventilated booths in the welding shop.

For a complete list of bond projects and a tentative timetable, visit www.chisd.net/bond.

All of these capital improvements will help take the school district to the next level. Even if you don't have students in CHISD, the effectiveness of the school district affects the entire Cedar Hill community. A strong school system with the latest in instructional technology and equipment will attract more businesses to our city, and thus help to lighten the tax burden for Cedar Hill residents. Our students, staff, parents and community partners worked hard to reach T.E.A. "Recognized" status. Now we need to continue working together to reach our goal of becoming a world-class school district.

A screenshot of a computer browser displaying the Lake Ridge Property Owners' Association website. The URL in the address bar is https://www.cmamanagement.com/?a=LakeRidge. The page features a large photo of a bluebonnet field and a cardinal bird at a feeder. Below the photo, a banner reads "More Than a Place to Live ... It's a Lifestyle!". On the left, there is a login form with fields for "Login ID", "Password", "Remember my Login ID", "Login", and "Register". To the right of the login form, there are links for "Home", "Communities", "Board Info", "Committees", "Documents", "City Info", and "Customer Service". A sidebar on the left contains links for "Payment Methods", "Resale Information", and "Nov. 09 Newsletter". A sidebar on the right shows a calendar for November 2009. At the bottom, there is a footer with links for "About Us", "Contact Us", "Privacy Policy", and "Sitemap". The overall theme is a modern, professional look with a focus on community resources and property management.

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.

A Full Service Dallas
Propane Gas Company

800-833-1427

HUFFHINES



PROPANE
EXCEPTIONAL ENERGY®

NPGA
NATIONAL PROPANE GAS ASSOCIATION

TPGA Texas Propane Gas Association



Institutional Equities



our business is business law.



HARWELL HOWARD HYNE GABBERT & MANNER, P.C.

315 Deaderick Street, Suite 1800 | Nashville, Tennessee 37238
Main: 615.256.0500 | Fax: 615.251.1056
www.h3gm.com





A big “Thank You” to all our sponsors for the 2012 Golf Tournament!

Title Sponsors

G&M Law Firm PC
Doctors Healthcare & Rehabilitation
Treemont Healthcare & Rehabilitation
Institutional Equities, Inc

Gold Sponsors

Huffnies Gas

Silver Sponsor

H3GM, The Fain Group

Putting Contest Sponsor

Hilco Electric

Breakfast Sponsor

Guardian Exteriors

Awards & Reception Sponsor

Monaco Homes, LTD

Hole Sponsors

Allied Interiors
AXIS Contracting, Inc.
Barbecue Doctor of Texas
Bedrock Custom Homes(2)
Benjamin Franklin Plumbing
Bob Owens Electric
Charity Golf International
Christopher's Smokehouse BBQ
CMA Management
David Falzett Painting
Fashion Glass
Fastlane Construction
It's Not Complicated Tutoring
LandWorks
Mansfield Dermatology
MBR Foundation
Orion Access
Owen Electric
Partin Drywall
Razzoo's Cajun Café (2)
REI Electric
Riddle & Williams
Ron Jensen
Stovall Custom Homes
Taylor Made Systems
White Rhino

Community News

Star Watching Party

Every
3rd
Saturday
of the
Month
Dallas.

From sunset until 11 pm
J.W. Williams Park (behind West Intermediate School)
1605 High Pointe Lane

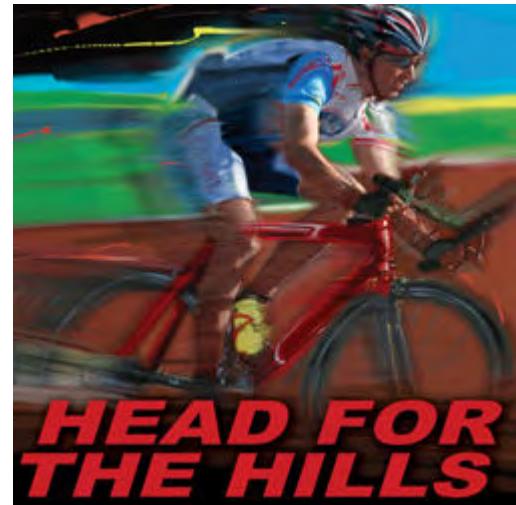
Bring your telescope or enjoy the sights through telescopes provided by members of the Texas Astronomical Society. Come early to view the sun through special filters. For status and cancellation information call 214.800.6000.

Head for the Hills Bike Rally May 11th

Riders enjoy the opportunity to choose from a family friendly 20, 40 or 60-mile route. Rest stops are available every 10 miles. Our bike rally riders and sponsors are pleased to know that net proceeds go to support worthy causes, both local and international

Register online for Head for the Hills Cedar Hill Rotary Bike Rally by March 31 and receive a free wicking 'tech t-shirt'!

www.headforthehills.org



E-Waste Recycling & Paper Shredding April 6, 2013

Cedar Hill High School - Proof of residency required.

E-Waste recycle items that can be dropped off are computers, CD/DVD players, cell phones, copy machines, fax machines, printers, satellite TV equipment, VCR's and televisions up to 32".

A mobile paper shredder will also be on site. This is the perfect time to get rid of confidential papers. Bring up to three (3) boxes per residential household and watch them shred while you wait! **This is for residential use only.** Commercial will not be accepted.

The inaugural event in the fall of 2010 was very successful with tons of old electronic gear collected for recycling and tons more paper that was shredded on site.

FOUR WHEELERS and OFF ROADERS BEWARE!

It has been reported on several occasions that four wheelers and/or off road vehicles are tearing down fences, starting campfires and rutting up private property. If you witness this type of vandalism, please contact the police department immediately.

Cedar Hill 972-223-6111

Grand Prairie 972-237-8790



 **MOVING?**

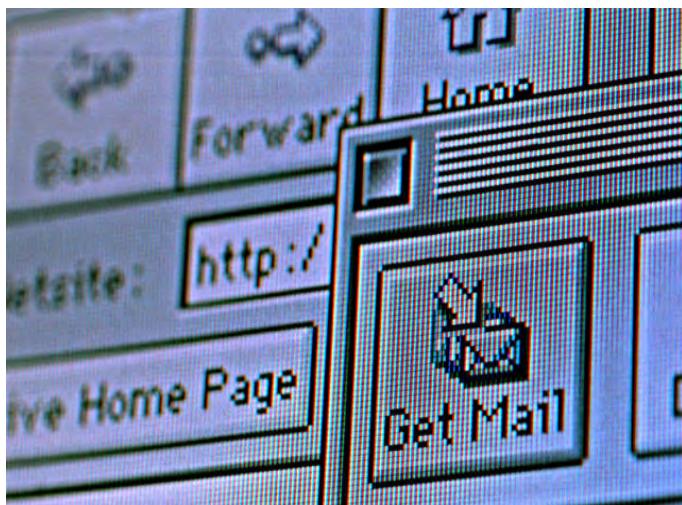
If so, please let the POA of Lake Ridge know. This saves time and money for the association and we want to communicate with you as effectively as possible.
Thank you!



GARBAGE SIFTERS ARE IN THE AREA

Evidently it is true that other people's trash is someone else's treasure . . . It's come to our attention that there are people going through trash and recycle bins on trash day.

IMPORTANT: Once you place your trash on the curb, it is fair game until it's picked up. For your protection, make sure to shred anything you don't want others to see.



**Made a change in your email address lately? Send your change to:
crollwitz@cmamanagement.com**

2. What should the POA of Lake Ridge do over the next few years to improve our community?

1. Maintain natural beauty while making development to neighborhood.
2. Keep it clean and well maintained. Strict enforcement of covenants.
3. Please expand & repair Mansfield Rd/Lake Ridge Parkway. Also, build community space for special events/parties, etc. Increase safety in neighborhoods with lighting. Replace gazebo to the entrance of the community with something functional and appealing.
4. Increase H2O pressure; correct some of the effects of erosion.
5. Tennis courts; maintenance of medians; better/grander entrances especially at I-67 entrance.
6. Improve the water pressure ASAP and need a time window.
7. Get the damaged roads repaired.
8. Community Center with a pool/gym/basketball and tennis courts.
9. Redo of residential streets.
10. Continue to decorate entry way during the holidays.
11. One of the reason people don't come to meetings is because of the length. Police section was too long, should have answered only 1 or 2 questions and then the officer should remain to answer questions for people who don't know about the non-emergency number or dogs loose.
12. Complete Lake Ridge Pkwy project – landscape medians.
13. Repave Lake View from Lake Ridge Pkwy to Mansfield Highway. Continue beautifying landscape. Biking is big, host a Lake Ridge bike rally which would run through neighborhood.
14. Work on making this a premier community by providing amenities that compete with nearby communities. ex: Family friendly areas.
15. We need to add the fountain back at the entry pond.
16. Have every property pony up the \$250/parcel to improve finance.
17. Street improvements.
18. Tennis courts in area. Stock ponds. Better facilities at parks.

As you can see, in addition to the questions we received at our annual meeting, we also had numerous comments. It is always helpful to have constructive feedback and for us to know the likes and dislikes of our community members. Our goal is to make this a community we all want to live in together without being too overbearing. The association is working closely with the City of Cedar Hill on the hike and bike path which we feel adds a tremendous amount of value to the community. The original federal grant that is paying for the pathways was altered slightly to allow for the landscaping of the medians from Mansfield road to Highway 67. We also feel that the new landscaping will be a significant improvement over the plain grass medians. When Mansfield road is completed, we will examine the possibility of placing a more grand structure at that entrance. The highway 67 entrance has not been previously examined, but those medians are outside Cedar Hill and not owned by the POA. We can discuss constructing a more elaborate façade at that entrance as part of our long range plan.

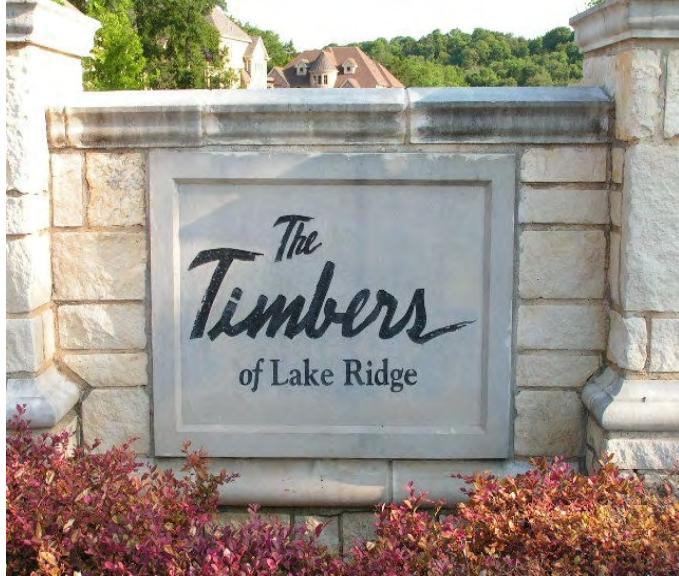
There are a number of items in the comments regarding improvements and amenities that people would like to see in the community. The fountain that was formerly located in the entrance pond was owned and operated (translation – paid for) by Bluegreen. The fountain broke and it wasn't replaced. We have discussed replacing the fountain, but in addition to the capital cost, we would also have to budget for the operation. Some of the other items suggested for the community are tennis courts, a swimming pool or water-park, community facilities, dedicated police officers to Lake Ridge, etc. However, all these things cost money to install or build and they cost money to maintain. The current \$250 annual assessment is insufficient to cover the cost of these items. The board is currently starting the process of developing a long range plan for our community.

This long range plan involves developing a picture of what we ultimately want our community to look like, what amenities we want here and what it will cost to build and maintain those facilities. By summer we should be able to schedule a special meeting to present a list of ideas, the associated costs and timelines for the association members to consider. We should be able to provide an idea of the upfront costs, as well as the maintenance costs for each item and then let the association members vote on which projects we would like to undertake. We would want everyone to understand that this would potentially mean another special assessment, and an increase in the annual

Continued on page 29

Gated Community News - The Timbers

by David Graybill



Hello from the Timbers

We have had another eventful year in our little corner of Lake Ridge. The biggest excitement was the transient invasion by feral hogs that destroyed our landscape overnight. As quickly as they came, they were gone. This is one animal we don't welcome back.

We continue to celebrate as a neighborhood different annual events. In addition to the **Neighborhood Night Out**, we celebrate Christmas wreath hanging, a scarecrow contest, and a Fall gathering. Although we live next to each other, these opportunities have created friendships that allow us to meet our next problem (four legged or not).

2013 brings one new family, the Hathaways, and construction by the Grey family in our neighborhood. We look forward to their addition in the Timbers. It remains our little corner of Lake Ridge!



Gated Community News - The Hills & The Views

by Tara Powers & Carolyn Rollwitz



What's happening in The Hills?

During the past 6 months the street lights and street signs have all been upgraded. The new street lights are brighter, and the street signs are easier to see and read. It's a great enhancement to the neighborhood.

Additional improvements completed--included the curb repair. As many of you know, we had over 80 sections of curbs (some small, some large) that had cracked or broken, and looked very bad. These have all been fixed.

And also completed, the removal of the white lot markers that were still standing in homeowner's yards. The lot markers left are on lots that have not been built on.

We had our Holiday lighting contest in December. Many of our homeowners stepped up and really decorated their homes with outside lighting and animation for the Christmas season. The judging was done by members of our local fire department and the 2 winners of HOME DEPOT gift cards were:

1st Place: 1208 Starlight Court

2nd Place: 2321 Sunset Ridge Circle

A huge thank you to the fire department for coming out and partnering with our community.

Also, as part of the holiday season, The Hills had our FIRST ANNUAL HOLIDAY IN THE HILLS neighborhood party. A tent was set up with TV, games were set up, and a fun bounce house was brought in for all the kids to have fun. Several homeowners and local business's sponsored gifts for the raffle give away. It was a fun time for all, and a great way to meet several of our new neighbors.

We were also fortunate to have several of the local firemen join us....arriving in their big red fire truck.

More news ---- currently there are 2 homes under construction, and we've just learned that 2 more lots have sold and new residents will begin building very soon.

Bedrock Homes has more than twenty years experience in residential construction.

We build energy-efficient homes at reasonable prices where you want to live.



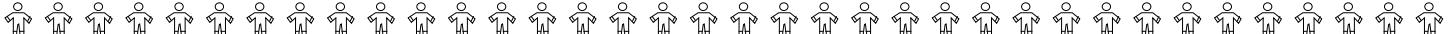
Count on Bedrock to:

- Keep your job accurate and on track. Our owners Brad Davis and Ro Kellar give each project their personal attention. All workmanship is supervised and inspected at all stages of the construction process.
 - Keep you informed and involved. From the earliest planning stages to the final walk-through, you and your family are at the heart of what we do. Our staff is available to answer questions and offer advice, and getting to know you and your needs is one of the most important aspects of our business. Our time spent with you and your family assures the final product fits your family's lifestyle.
 - Keep it green. We build "green," and all of our homes meet Energy Star standards. From foam insulated panels to engineered Deltec Homes, we have built home with this highest insulation values available in the building industry. Contact us to discuss some of the many ways we can help you save on your utility bills and protect our environment.
 - Keep you satisfied. Our business comes from word-of-mouth. A satisfied customer is the most valuable advertising around, so we'll work hard to make sure your new home – and the whole home building experience – are as good as they possibly can be.
- Bedrock Homes' philosophy and mission has always been to enhance the lives of the people who trust us with their new homes.**



www.bedrockhomestx.com

BEDROCK CUSTOM HOMES LLC



Come Run With Us!

By Mary Moore

Hi Neighbor! Did you know there's a social running group right here in your area?

We are the **Cedar Hill**

Running Club and

would love to have **YOU**

come join us! We are an

informal social group

that meets up locally and

at other various events. We formed about a year ago and have had a lot of FUN along the way! We hope this article will help spread the word even further that we are here. Everyone is encouraged to join and best of all, it's **FREE!** The members and their involvement make up the group! There are people of ALL levels and paces that participate. We have some that can run a 6 minute mile and others that may run/walk a 15 minute pace. It varies and no one gets left behind. The main thing is you get out there and make friends along the way!

We run mostly around the Cedar Hill/ Lake Ridge area and post our meet ups on our facebook page. This is where you will find all our info and allows everyone the chance to comment back and forth.

We also run at the Joe Pool dam a lot. In fact, so much that we have jokingly earned the reputation of being called the "*Dam Runners*". This often makes for fun conversation with the play on words. ☺

The "Dam Runners" actually took part in the Dallas Marathon this past December. There were a few that ran the race on their own and others that ran as part of a relay team. Everyone did great and it was a fun time for all.

Although, we spend most of our time running, we do participate in some social activities together too.

We enjoyed a nice evening run at our "Holiday Lights Tour" in Uptown Cedar Hill followed by dinner afterwards.

Now that the weather is getting nicer, we will have more opportunities to mix it up even more!

Please come out and join us soon! You may request to join our facebook page at:

<http://www.facebook.com/groups/CedarHillRunningClub/>

Or you can email for more info at: cedarhillrunningclub@yahoo.com

COME RUN & BE HAPPY! ☺



Drink More Fluids

by Dr. Dave Williams, owner of *Kinesiology Specialists*

While out enjoying a walk in the Lake Ridge Community on the new walking/biking path or at one of the area parks or pond trails, take the following into consideration:

About 60 percent of a man's body and 50 percent of a woman's is made up of water. Water is essential for survival. Water soluble vitamins (B complex and C) are transported through fluids in the body, water controls body temperature, helps transport nutrients and waste products in and out of the cell, assists in weight control, is needed to break down carbohydrates, fats and protein into energy, and is needed for all digestive, absorptive, circulatory, and excretory functions. To meet these needs, you need to take in at least 64 ounces of water daily, more if you are exercising or in hot weather.



Water intake is also responsible for the amount of fat that you burn.

If you are not drinking enough water, you will not burn fat efficiently. When the body perceives thirst, it's processes slow down, as if you had just skipped a meal, this lowering your basal metabolic rate.

Any drink that is not caffeinated or carbonated can count toward your daily intake of 64 ounces. Caffeine has a mild diuretic effect that can lead to dehydration and carbonated drinks are usually loaded with sugar which will attract glucose molecules. In fact, each gram of glucose binds to 2.6 grams of water. If you like these drinks, make sure you get all of your water needs met and then feel free to indulge with a cup of coffee or soda.

Tips for Drinking More Water

- While you are studying or working at your computer, keep a bottle or large glass of water on your desk and drink from it regularly.
- Drink water with meals instead of soda, alcohol or coffee.
- When you leave home, grab a bottle of water to take with you in the car. Don't leave the car until the bottle is empty.
- Be sure to have water with you whenever you exercise.
- Drink often. Thirst is a poor indicator of your hydration state. If you are thirsty, you are probably already dehydrated.
- Buy water instead of soda at the vending machine.
- Add non-calorie flavoured powder (Crystal Lite) to a bottle of water.
- Keep a water check off sheet on the fridge.
- Talk to your kids about the importance of water and hold each other accountable.

Dr. Williams is the owner of Kinesiology Specialists, an in-home personal training company that specializes in weight loss through exercise and dietary changes. More information can be found at www.getfitwithdave.com.

LANDSCAPING TIPS

Here are a few tips for a successful lawn.

There are three major times to fertilize all plantings:

1. Very early spring, around March
2. June
3. Between September and October
4. Spray bedding plants with foliar spray all during the growing season



Tips to Remember:

1. Pick the right plant for the right spot and plant it at the right time
2. Almost all plants must have good drainage
3. Fertilize for good production and disease resistance
4. Plan ahead to the next two seasons. There are four growing seasons in Texas - Winter, Spring, Summer, and Fall, interrupted briefly by January and August
5. Mulch all bare soil
6. Use compost.

March	April	May
<ul style="list-style-type: none">• Continue to plant cool season flowers and vegetables.• Plant containerized perennials.• Plant tomatoes.• Be ready to protect tender plants from late frosts.• Start fertilizing flower and vegetable beds.• Snail hunting season starts now.• Trim back any plants that look ragged, unless they are spring blooming only.• Chop up oak leaves with your mulching lawn mower and use them for mulch in your beds.	<ul style="list-style-type: none">• Plant warm season vegetables. These include: tomatoes, peppers, eggplant, squash, and melons.• Plant warm season flowers. These include flowering perennials and annual flowers, gladiolus, and flowering shrubs.• This is the very latest time to plant shrubs.• Fertilize lawn when you have mowed it twice.• End of month plant caladiums.	<ul style="list-style-type: none">• Trim plants to keep them compact and blooming longer.• Do not cut down bulb leaves until they die down naturally.• Fertilize plantings monthly.• Mulch all bare soil around plants• Plant periwinkles.• Keep vegetables harvested before they get old.• Bring houseplants out or plant directly into the garden.



assessment, but everyone would know where the money would be going and have an opportunity to vote. Rest assured, nothing will be done without a full understanding and a vote by the association members first. We want everyone to have a voice in this process.

Because of the shifting soil in our community, one of the major complaints is often the condition of the roadways. Most of the roadways in the community are public roads so they are not the responsibility of the association. With the exception of the gated communities, all of the roadways are public thoroughfares. They are maintained by the cities of Grand Prairie and Cedar Hill with a couple of areas that are in Midlothian. As a result of the nature of the roads inside the gated communities, those roads are maintained by the gated community associations. We have worked and continue to work for the improvement of our public roads, but it costs money and the city budgets are constrained.

Just to give you an idea of how much has already been spent on roadways in our community, here are some recent stats. During the last few years approximately \$8.1 million has been spent on widening Lake Ridge Parkway and replacing the former dilapidated roadway. There was another \$500,000 spent upgrading the sewer force main during construction. The hike and bike path along with the Lake Ridge Parkway landscaping is budgeted to cost another \$3.4 million. The projected cost of improving Mansfield road is approximately \$15.5 million and should begin in the near future. The best method for repairing damaged roadways is to replace the panels or damaged sections.

Finally, I would like to address the comment about the time of the meeting. We have only held a meeting once a year for the last few years. We try to keep the time of those meetings to one hour. This years meeting lasted for one hour and five minutes, even with the Q&A from the police department. I'm sorry if some people feel like that is asking too much, but the board does not feel that one hour per year to understand what is happening in our community is too much to ask. If this request is too great, please feel free to mail in your proxy, and we'll do our best to provide a complete synopsis of the meeting in our newsletter following the meeting.

SUPPORT YOUR LOCAL VENDORS!

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



Where making a pest free home has been a family tradition since 1950

- Termite Control/ Prevention
- Fire Ant Control
- Scorpion Control
- Termite Inspections/ Report Forms
- General Pest . . .and more

Residential/Commercial
Call today for a free estimate

214-450-4033
www.tpmdfw.com

TPCL # 667938



**PROPERTY OWNERS ASSOCIATION OF
LAKE RIDGE**

March, 2013

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.

-
- **American Landscapers, Inc.** – americanlandscaper@sbcglobal.net – Joe Terrell 817-223-0316
Lot/acreage mowing, residential lawn service, weed eating, tree service, fertilizing, trash & tree removal, and landscaping/plantings - Insured
 - **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.
 - **Don Camp** – don.camp56@yahoo.com - 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.
-

Continued on page 31

-
- ➡ **Have Tractor Will Mow** - 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
 - ➡ **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.
 - ➡ **Moweasy.com** - sales@moweasy.com - Lawn and lot mowing service. You schedule it when you need it. Secure online payment. Before and after photo validation.
 - ➡ **Jerry's Tractor Mowing.** - jerrytractormowing@gmail.com - 35+ years experience lot & acreage mowing. Please call for reasonable price 214-998-2418 or visit our website at www.jerrytractormowing.com
-

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: Please remove or have your service provider remove dead trees on 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 (General)
www.lakeridgepoa.org (Our web site)
972-299-5270 (Association 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.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

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

