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## 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
- 30,000 square feet of flower bed area
- 8,200 pots of plants needed for change in seasonal plants
- 1,075 homes in the Lake Ridge community

## 2014 Annual Meeting Summary

By Carolyn Rollwitz

**B**oard President Chad McCurdy welcomed homeowners, City, Police and Fire Department representatives, and expressed the Board appreciation to CMA personnel for their assistance of the Annual Meeting.

He welcomed the attendees and established that we did in fact have quorum to establish an official meeting. The minutes of the previous meeting were approved.

Chad then went on to review accomplishments in 2013 and the progress of Lake Ridge Parkway Hiking and Biking trail. He noted that the trail is in Phase II which was a TxDot grant that included a 12' walking/biking path, sidewalks, lighting, irrigation and landscaping in the medians. He noted that the Lake Ridge Landscape Committee was a big contributor to the plant selections when the medians were designed.

Other accomplishments in 2013 were: the fence along Lake Ridge Parkway was repaired and painted. He noted that the reason why this was postponed was due to the construction and placement of the retaining walls. Ridge View Park received a face lift with refurbished bridges, removal of the bulrush, and dead trees were also addressed.

Another major accomplishment for 2013 is the negotiation to purchase the Lake Ridge Information Center at the front entrance of the community.

Next on the agenda was the introduction of the board candidates up for election. There were 7 candidates seeking election to fill the 5 seats. The vote was taken and the board members elected for 2014 are: Nancy Durant, Chad McCurdy, Bill Pierce, Tara Powers and John Westmoreland. Chad thanked Mr. Robinson and Mr. Bonds for their interest as well.

Chad went on to review the topic of proposed community amenities as suggested by homeowners from the past 4 or 5 years and the current assessments. The board does not intend to impose amenities or higher assessments for those amenities upon anyone. He stressed that the association is facing a bit of a dilemma in that the \$250 annual assessment is no longer going to be sufficient to meet the maintenance demands of the community in the near future. There is going to have to be an incremental increase in that assessment to allow for the maintenance of the community. We are projecting that by 2017, we will need an assessment of approximately \$280 just to maintain the base community with Lake Ridge Parkway being complete and the medians being fully landscaped. Over time with inflation,



# Cedar Hill Update

by Bill Strock

Business activity in Cedar Hill continues to be brisk. On the industrial front, idX, an international manufacturer of display and consumer environments for the retail and financial industries, has established its first Texas manufacturing facility, taking over the building once occupied by MASCO. Also BP Enterprises is building in the B&J Industrial Park.

New retail in Uptown Village is Carters and Osh Kosh. Additionally, Party City has opened a larger store in the Target center, and for their many fans, Fuzzy's Tacos is going to occupy the old Blockbuster space, hopefully opening by this spring.

Dirt moving on the south east corner of Pleasant Run and 67 is for First Choice Emergency Rooms.

Construction on the right turn lane on Belt Line and South Clark has begun. This will ease traffic movement in the intersection.

Forestar luxury apartments in Midtown (mentioned in the last report) will begin leasing this spring, with construction to be complete this summer.





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## ACKNOWLEDGEMENTS

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Bill Strock and John Westmoreland

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that number will have to be adjusted further and we are working through the best method to balance the needs of the community and a desire to keep assessments as low as possible. The Board did forestall this development a few years back by passing a special assessment which has allowed us to better understand the maintenance needs of the community, but we need a more permanent solution. This will be voted upon.

**BUDGET PROJECTIONS**

	2015	2016	2017
Projected Revenue	\$535,750.00	\$539,500.00	\$543,250.00
Expenses	\$556,314.60	\$568,114.18	\$613,739.51
Budget Shortfall	(\$20,564.60)	(\$28,614.18)	(\$70,489.51)
Increase in Annual Dues	\$10.04	\$3.83	\$19.97
Annual Assessments	\$260.04	\$263.83	\$283.80

As for other amenities, we have received numerous comments and requests for various amenities over the last 4 or 5 years. The Board's efforts in the last year have been to determine what it would cost to build out those amenities, and what that would mean to each property owner in terms of one time and annual expense. The one time expenses are about \$500-\$600 for all the projects and the annual expense is closer to \$100-\$150. The board presented the following costs; however, they were not necessarily the projects they recommended.

**HOMEOWNER REQUESTED AMENITIES**

- Amenity Center - Land, Pool, Tennis Court, Splash Pad
 

Land for Amenities	\$400,000
Splash Pad	\$90,000
Amenity Center and Pool	\$297,400
Tennis Court(s) each	\$80,000
Fence for Facilities	\$200,000
Additional Parking	\$35,000
- Total Estimated \$1,102,400

**BOARD RECOMMENDED PROJECTS**

- Lake Ridge Mansfield Entrance \$75,000
- Landscaping Improvements \$118,000
- Fountain for Entrance Pond \$31,743
- Ridge View Park Sidewalks \$30,000
- Parking for Office Building \$35,000
- Total Projects \$289,743

With a special assessment of \$139 to accomplish

The Board's intent is to more fully develop the costs associated with these projects and let the members then vote on them. This seems the fairest way to proceed. Certainly we have some members that do not want any community based facilities built at home-owner's expense. Based upon input we have received, we also know we have numerous property owners that want these facilities. Again, the most straight forward solution is to present all the costs and allow members to vote.

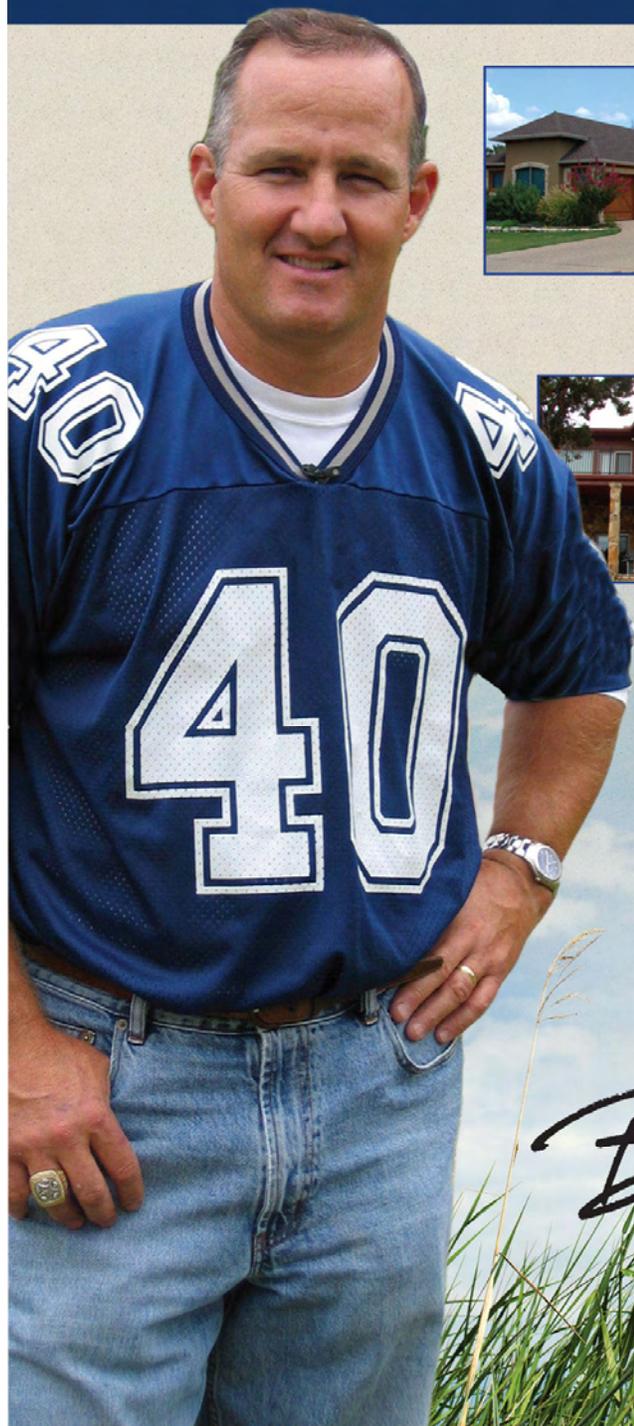
We have discussed the possibility of constructing the tennis courts in the park, but that would necessitate opening them to all of Cedar Hill. Certainly that is an option, but we need to have some open discussion about that. We also discussed the courts at the ninth grade center, and while we agree that it would be nice to have access, they simply have not been open to the community, and there seems to be little interest from the district to accomplish that. Those facilities are outside the control of city officials or they would be open. I just use this as an example of how we are looking at all possible angles.

The board is not going to simply make these decisions for the community. They will continue to gather the costs, present them to the community, and ask the members to vote on what they really want at some point in the future.

The turn-out for the annual meeting was the best that we have seen yet. We thank you all for your attendance and your interest in the community.



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# Questions & Answers from the POA of Lake Ridge February 26, 2014 Annual Meeting

**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: How are the votes counted for the Board of Directors?**

A: Each proxy and ballot submitted is cross checked to make sure there are no duplicates and that they are the owners of record. They are also reviewed to ensure all ballots have been signed.

**Q: Who counts the Vote?**

A: the CMA staff in the office counts the votes and as backup they double check for the count.

**Q: Who certifies or can you protest the vote?**

A: If the request for vote certification is made, the homeowner requesting the certification should contact Carolyn. She will provide the information on what the process is. As of today, no one has protested the vote or requested the vote be certified.

**Q: Can homeowners get the results?**

A: Yes, however normal practice is to give the actual counts to the elected board members. Then the names of the newly elected are announced in the Spring Lake Ridge Community

**Q: I notice that several neighbors have wooden sheds visible from the street. Is this not enforced any more? Maybe I will get one.**

A: Detached garages, shed, and work shops may be constructed on the property at the same time as the main dwelling is being built, or any time thereafter. All dwellings, detached garages, sheds and work shops must be **approved** in writing by the Architectural Control Committee, and the City of Cedar Hill or City of Grand Prairie, prior to being erected, altered or placed on the property. Each area of Lake Ridge has a list of CC &R's which give specific requirements for building on properties. It is expected that the additional buildings are maintained in the same

manner that the home is so that our neighborhood remains attractive to all. Note: Always submit plans for any construction and refer to your documents for additional information

**Q: Is there anyway we can get Grand Prairie and Cedar Hill sanitation dept on the same page so that trash wont be seen everyday of the week?**

A: This is being investigated.

**Q. Will all the paths on Lake Ridge Parkway be 12' wide? If not what percent will be 12'?**

A. The newly constructed walking/biking paths are 12' wide.

**Q. Why have we not chosen to do the option to have the City collect our fees from the homeowners?**

A. In order to become a PID, Public Improvement District, a majority vote of the property owners would be required.

**Q. What is the plan for future development and pavement of the dirt road in the Summit?**

A Future development, if any, of the unplatted acreage in Ellis County will only take place if additional sections of Lake Ridge are added through the formal platting process. There are no plans to plat and add any additional sections of Lake Ridge at this time.

**Q. Help me to understand why are we giving \$125.00 away instead of keeping it in a treasurer?**

A. In order to hold an official Annual Meeting, quorum must be met by having 10% of all property owners either present at a meeting or represented by proxy. Therefore, the purpose of giving ½ assessments for those submitting a proxy or those attending the annual meeting is an incentive for homeowners/property owners to participate.

Continued on page 7

# A Note From the Developer

by Thad Rutherford, COO SouthStar Communities

I hope you all are enjoying the warmer weather! I wanted to share a few updates.

Progress is moving along with Lake Ridge's first Operation FINALLY HOME house, now under construction by Victory Custom Homes. We're thrilled to be building an Operation FINALLY HOME house in all of our SouthStar communities this year. We see the OFH effort as a special and meaningful way to recognize the sacrifices of our armed servicemen. We hope to have the Lake Ridge Operation FINALLY HOME Grand Opening in the Fall. We'll be sure to invite you all to celebrate with Sgt. Ken Kalish and his family.

It has been a strong start to the year at Lake Ridge. With the increase in new home starts towards the end of last year and beginning of this year, there are currently over 14 homes under construction in the community. This is a terrific sign as our community continues to fill with dynamic families looking to enjoy what you've already discovered – the rare lifestyle and natural beauty that simply cannot be found elsewhere this close to DFW.



*Operation FINALLY HOME recognizes Sgt. Ken Kalish and his family*

We're also thrilled to see the beautification efforts underway by the POA. Ridge View Park now has new bridges along the walking path and the pond is clean and ready for fishing. Plus, the city expects to complete the Lake Ridge Parkway improvements and new paved bike paths by April, which will be a great enhancement to our community.

Many of you may have seen, we have only 7 lake view lots remaining in The Sanctuary. This private gated neighborhood enjoys some tremendous views of the DFW skyline and Joe Pool Lake. If you have a friend who is considering becoming a part of Lake Ridge, we encourage you to invite them out for a tour. We will pay a \$2,000 cash referral fee to you and your referral upon closing – a fun way to add some cash and enjoy growing the community.

There is a lot of great news to share, and we're proud to be able to greet to all and share updates at our Sales Center. Be sure to stop by and say hello!

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## Questions & Answers-Annual Meeting - continued from page 6

**Q. It is noted in the budget that there are "No" reserves – how to rectify?**

A: To balance the budget in 2014 the reserve budget was eliminated so that maintenance cost of the medians could be met. In the future, there will be a need to have an incremental increase in HO dues/or an assessment to balance the budget and allow for the maintenance of the community and fund the reserves. Costs incurred by the community have gone up each year and will continue to rise.....however our HO dues has remained constant..... thus the issue with not being able to maintain the current standards with the current budget.

**Q. Put cameras at the front & back gate of the Summit. The gate has been vandalized numerous times and the money used to repair could be put into cameras.**

A. Our initial investigation of cameras found that they were too expensive. Cameras will be reviewed again at a later date.

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

1. Pick up the litter/garbage along the Parkway
2. Utilize Xeriscape landscaping to help minimize maintenance costs (especially irrigation expenses!)
3. Build/expand parks
4. Walking/Running trails through flood reserves areas
5. Fix Lake View Dr east of Lake Ridge Parkway
6. A linked park throughout Lake Ridge

# 2014 Annual Meeting - Guest Speakers Q & A's

by City Services

The following are questions and answers were asked during the February 26, 2014 Lake Ridge Annual Meeting.

## City of Cedar Hill

**Q. Remove "Old" coming soon sign located at Valley Ridge Park**

A: This sign has been removed.

**Q. Cement Plant: What as a collective body of citizens of Lake Ridge can we do to prevent the destruction of our foundation due to the after shock when the plant dynamites?**

A. The cement plant is located in Midlothian, and it is the association's understanding that it meets the industry standards and regulation

## Public Works Department

**Q. Why are you so great?**

A: Public Works has the best interest of the community in mind as we pursue any project and we adhere to the following Mission Statement:

**The mission of the Public Works Department is to provide the highest quality water, sewer, traffic and drainage infrastructure systems in a manner that is consistent with Professional Engineering Principles.**

**Q. Is the speed limit on Lake Ridge Parkway going to increase? When will the 30 mph limit be changed? To what will it be changed?**

A. Speed limit is to be determined (TBD). A speed study will be conducted upon project completion and subsequently, the suggested speed limit will be posted.

**Q. Is there a plan to improve Lake View Dr? There are several street failures. Road repairs to Lake View between Mansfield Rd and Lake Ridge Parkway? Are we going to fix the road (Lake View Dr) between Mansfield Rd and Lake Ridge Pkwy?**

A: The repairs for Lake View is in the works and is scheduled to be done by Fall 2014.

**Q. Will you please do an abbreviated presentation on Mansfield/Lake Ridge updates at the 9<sup>th</sup> Grade Center April 15<sup>th</sup> Town Hall Meeting?**

A. TBD due to the time constraints regarding this Town Hall Meeting

**Q. At times when you are on Mansfield Rd or at the entrance of the community there is a very rank odor (sewer). What is being done about this?**

A: Public Works staff has looked into this concern and have not noticed any odor. Staff will continue to monitor the site.

**Q. Is there anyway we can get Grand Prairie and Cedar Hill sanitation dept on the same page so that trash won't be seen everyday of the week?**

A. Public Works does not directly coordinate the trash schedules, but this request will be forwarded to the appropriate department.

Continued on page 9

**Police Department**

**Q. Why are you so great?**

A: The Cedar Hill Police Department is committed to providing the highest quality service possible to make our community a better, safer place to live.

**Q. Most drivers are exceeding the posted speed limit?**

A. We want all drivers to obey the posted speed limit.



# CC&R's - What Are They?

by John Westmoreland, Board Member

How many of us are aware of the Covenants, Conditions, and Restrictions (CC&R's) we have in place in Lake Ridge that shape the overall ambience of our community? If you are like me, you signed off on these when you purchased or built your house, or when you bought your lot. Since then you may not have looked at them again.

Carolyn Rollwitz, our Association Manager, and Chris Bahr, our Compliance Coordinator, send out thousands of letters and reminders each year reminding us of our responsibility to follow these established rules. Early on I got my share of the letters to cut my grass (before I completed my house). I know many of you get these letters from time to time and may even take offense to them. We all have our own ideas as to what is appropriate and what is not when it comes to our house and lot conditions. Most of us probably did not come from a community that had such rules.

I do think we can all recall past homes where we might have wished someone had been responsible for calling the next door neighbor and telling him to clean up his yard or move his RV or fix his fence.

I for one really appreciate the rules we have in force to keep our community looking good, even though I would like to be able to have a boat at my home.

I recently had an opportunity to ride with Carolyn and two other members of the Homeowners Board, Nancy and Bill, to see what Carolyn and Chris do each day to insure that these CC&R's are enforced. This is a major part of Carolyn's work, and she asked us to come along to see what we thought of the decisions she has to make each day concerning these items. We were surprised at the judgment calls required by Carolyn and Chris on many conditions we saw. We were also surprised that we three Board members often disagreed as to the seriousness of many of the items.

Here are some of the items Carolyn pointed out that she asked if we thought she should notify the homeowner:

1. One or two spots on the trim of the house that had paint starting to peel.
2. A trailer that was hidden from view except for about 6" that showed above the fence that shielded it from view.
3. A propane tank that was visible from the street because the screen that was made with landscaping had lost most of its leaves in the winter exposing the tank to view from the front yard.
4. Rocks painted white equally spaced and laid out in a front yard as a landscaping feature.
5. A trailer with a jet ski on it that had been left parked in the drive for several days after the weekend.
6. A tree that had been blown down on a vacant lot.
7. Was an overgrown yard, with bushes crowding the sidewalk, considered unkept or just natural landscaping?
8. When are Spring flowers and natural color from Bluebonnets, flowers beds, and when are they overgrown weeds?



Each of these items fall under specific categories in our CC&R's that do not elaborate on the offenses, but, describe a general level of acceptance that is expected. Many more are pointed out in the CC&R's as unacceptable for our community. Many of these, as you can imagine, require Carolyn and Chris to make judgment calls.

We all want our exceptionally beautiful community to be the best it can be, and with the oversight of Carolyn and Chris, it is. If you get a letter from her pointing out a problem they think needs attention, thank them for their work and do all you can to work with them to remedy the item. Remember, they have to make a lot of calls on items and they are doing it to help us keep our homes and our investments on the highest level of any properties in Dallas. If you agree that this is a hard job, call the office right now and thank them for all they are doing for us. **Carolyn and Chris, we do really appreciate you!!!**

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# Cedar Hill Running Club

by Alex Moore

Cedar Hill has a Running Club! No city is truly complete until some of its citizens get together and start a running club. That moment for Cedar Hill finally came almost two years ago. Mary Moore, who lives in the Lake Ridge community, had taken up running, but found that if she wanted to indulge in the social aspect of running, she was being forced to go to places like Rockwall, Dallas, and White Rock Lake. Recognizing that running trails were abundant around Cedar Hill, she looked to join the Cedar Hill Running Club, but found out that there wasn't one. So, she decided to start one herself. Armed with a Facebook page and a handful of flyers, she and members of the group began spreading the word far and wide. It's growing and now the club has its own logo and shirts!

Come down and join us! There are people of all experience levels that come out. There are people who come out to simply walk, and there are some who train for full marathons and everything in between! Just recently, she began a 'Couch to 5k' program for people that have never walked or run any distance at all. Now there are over 20 new people that are getting up, getting active, and will complete a 5k **here locally** in the next few weeks! Absolutely anyone is welcome and there is no cost to anyone that wants to come out.

The club meeting times are posted on their facebook page. The members organize morning runs before work or evening runs to help release the stress of the day. Runs (or walks) are planned at any number of places around town. There have been group runs through neighborhoods, around Uptown

Village, all through the streets of Lake Ridge, numerous parks, and most favored....the dam at Joe Pool lake. Many times, the club will meet at the Oasis Marina after a run to grab a drink and just enjoy the company.

With the nice weather finally on its way back in, it's a great time to come down and see what it's all about.

Look us up on Facebook. Just search for **Cedar Hill Running Club**. Everyone in the group has been truly helpful to new comers and there's not an unfriendly face to be found. We even won the Most Spirit award at the Prairie Lights 5k Holiday Run!

We look forward to seeing you at the next event! Come Find your Happy Pace!

*If you do not have Facebook, feel free to contact Mary Moore for more info at [Cedarhillrunning-club@yahoo.com](mailto:Cedarhillrunning-club@yahoo.com)*



# Spring Pet Tips

by Stacey Copeland

Spring is here in Texas! The weather is warming up, showers and thunderstorms are around, the sun is out longer, and our pets are not as sluggish as they were during the winter months. As we spend more time outside in our backyards, there are a few things we need to do to make sure our pets are kept safe.

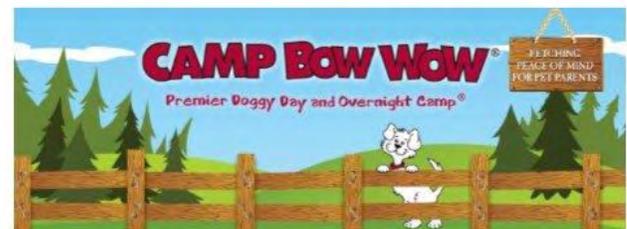
1. To keep your home and pets free of flea and ticks, make sure you continue your pets on their flea and tick treatments. This will also keep your pets from getting diseases that fleas and ticks carry. On the outside, lawn fertilizers and pesticides can be very toxic to pets. Keep your pet off any treated areas for several hours after applying fertilizers and pesticides to your lawn. Also, make sure you store fertilizers in a safe place.
2. In the spring, we turn our attention to other creatures that are unwanted in our home, such as rats, mice or in some cases, snakes. If you treat your home with pest poisons, do not allow your pet to come near any treated area, as these poisons can be fatal to your pet.
3. Spring cleaning can be a great way to get rid of things we're not using, reorganize our space, and get all that dust and dirt from the winter out of our homes. Be aware of the cleaners you use, as some are not safe for pets to be around. If you don't know, check the labels and keep your pets away from any newly cleaned area until it's completely dry and the chemicals used are safely put away.
4. As you open your windows to let the fresh air in, check window screens for any rips, tears, or weak spots that need repairs. A cat could become overzealous and claw right through the window screen to get that bird she sees in a tree. Your dog could also break through a weak spot to "tree" that squirrel.
5. Chocolate and holiday treats are not just for Christmas! Large quantities are being sold right now for Easter, Mother's Day, etc. Remember to keep the plastic grass, chocolates, and other sugary treats out of reach of your pets.
6. Spring weather means more shedding. Brush your pets more regularly to prevent hairballs, matted fur, and dirt and debris that may get stuck in the coat. Wipe your pet's feet when coming back home from a



walk to remove any dirt, chemicals, and pollen that may be stuck between their toes or fur and to prevent

them from ingesting these things when they groom themselves. Make an appointment to get your dog professionally groomed and then maintenance will be much easier!

*Stacey Copeland is Owner 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](http://www.campbowwow.com/swdallas) or contact directly at 972-296-9663.*



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# Lake Ridge Real Estate Activity

by Elaine Cook, Realtor - The Michael Group

This is an exciting time to be a Lake Ridge property owner.

- Cedar Hill is getting great attention.
- Lots of great things are happening here.
- Lake Ridge parkway is almost completed with walking and biking trails.
- Mansfield road is next.
- Parks and recreation leads Cedar Hill youth sports programs that are the envy of other cities.

From Nov 2013 to Feb 2014, only 10 Lake Ridge houses sold. Prices averaged \$86.59 square foot; three of these houses had been on the market for over 400 days. Average size was 3,581 square foot, with range from 2,100 to 5,672, pretty typical of the neighborhood.

Currently, there are 21 houses for sale, ranging in price from \$238,000 to \$1,500,000. The price per square foot ranges from \$47 to \$258. So, throwing out the high and low, average price per square foot is a strong \$98. Great news! Yes!

The amount of inventory is a little concerning. A 6 month supply, is a lot. I don't think 10 sold is all we can expect over the next 3 months. I expect closer to 15 or 16.

And there is more. There is a huge increase in building permits. This is great news. New construction is still more expensive per square foot. The more people looking at Lake Ridge, the more excitement, more potential owners.

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## 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



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# The Winners Are!

by Bill Pierce

The 6<sup>th</sup> Annual Lake Ridge Charitable Foundation, Inc. Golf Tournament provided an event that was fun for all of the participating golfers. Last year was a little windy, this year there was a threat of rain, so one of our neighboring weatherman, Ron Jackson, came and provided a good day of golfing weather. The community event depends on our sponsors for the financial donations to our chosen charities. So the sponsors are *winner*s for their philanthropy funding in supporting the Lake Ridge Charitable Golf Tournament. Thanks to the Title sponsors, Corporate Sponsors, Hole Sponsors and Raffle Donors. Without the sponsors there would not be a Lake Ridge Charitable Golf Tournament.

The event *winner*s of the Lake Ridge Charitable Golf Tournament are

**1<sup>st</sup> Place:** Thomas Lockwood, Russell Shivers and Shane Roger. **2<sup>nd</sup> Place:** Jeff Epperson, Adam Aldous, Jason Mann and Scott. **3<sup>rd</sup> Place:** Terry Sutton, Chip Sutton, Adam Bielamowicz and David Lockhart. **Last Place:** Brenda Conrad, Kay Davidson, Alberta Hazelrigs and Dee Guadagno. All will remember the fun of participation and the resulting contribution to the community. To all the event *winner*s congratulations!

**Charities that received donations are:** The Cedar Hill Food Pantry, The Grand Prairie Food Bank, Lake Ridge Elementary, Fire Station 214, Grand Prairie Pregnancy Outreach, Hope Mansion and Bridges Safe House. So, who personally benefits from Lake Ridge Charitable Golf Tournament? One girl from Bridges Safe House had this to say: *“Coming to Bridges Safe House was a true blessing for me. The loving and caring environment enabled me to focus and take care of my needs, wants, and to plan my future in a more structured way. If it hadn't been for Bridges, I'd have probably remained dependent on other people and never learned to become self-sufficient enough to eventually be able to provide for myself and*

*my baby. I gained a sense of hope while at Bridges and became closer to God. This gave me happiness and peace like I have never felt before. Now I believe in my heart that a good future is possible for my family.”*

Some participants of Bridges have received their GED's, continued their education and have graduated from college. These are the true *winner*s of the Lake Ridge Charity Golf Tournament. The 6<sup>th</sup> Annual Lake Ridge Charitable Foundation, Inc. Golf Foundation

donated \$18,600.00 to our charities along with many cases of canned food to the Cedar Hill Food Pantry and the Grand Prairie Food Bank.

Volunteering is generally considered an altruistic activity and is intended to promote goodness or improve human quality of life. In return, this activity can produce a feeling of self-worth and

respect. There is no financial gain involved for the individual. Perhaps the volunteers are the *winner*s! The Volunteers that worked the Lake Ridge Charitable Golf Tournament were: Chris Bahr, Mary Kay Brass, Heather Gasper, Ron Jackson, Candice McCurdy, Carol Pierce, Fire Station 214, DBU Students, Canterbury School, Cedar Hill Food Pantry and Grand Prairie Food Bank. The Golf Committee Members are: Kay and Lynn Davidson, Emiel Hill, Robert Leach, Chad McCurdy, Mark Penson, Bill Pierce, Carolyn Rollwitz and Mary Tengra.

Victory Custom Homes- Alan Dulworth, Bill Bates and other area retired NFL Players represent Operation Final Home Building for American Heroes. They are building a home in the Sanctuary for Sgt. Kenneth Kalish USMC an American Hero and perhaps he is the *winner*.

*If you have read this far in this article then you know who **The Winner**s Are!*



Ron Jackson and Bill Bates

## A big “Thank You” to all our sponsors for the 2013 Golf Tournament!

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Pham Premiere Homes  
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Richard McCracken - Carpenter  
Sam’s Club – Grand Prairie  
Sheraton Dallas Hotel  
Texas Rangers  
Uptown Village Shopping Center  
Victory Custom Homes

## See you November 1, 2014 for the 7th Annual Lake Ridge Charitable Foundation, Inc. Golf Tournament



# Lake Ridge Financial Update - Annual Meeting Summary

by Bill Braas, Treasurer

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 2013 Collections, 5 year Operating Expense Summary, and a Summary of the Unpaid dues. We began 2013 with unpaid dues of \$53,363 from prior years dating back to 2003. During last year, we billed \$509,500 in dues and collected \$502,561. Of the overall amount collected of \$502,561, \$14,517 was collected from unpaid past dues amounts and \$488,044 was collected for the 2013 dues. We ended up the year with \$62,801 outstanding, which was an increase of \$9,439 from our outstanding receivable balance at the end of 2012.

During 2013, our cash operating expenses were \$452,060 vs. \$456,810 in 2012. We were under budget by \$4,750 overall for 2013. A portion of this spending decrease was due to a drop in our legal and professional fees, as well as lower utility expenses.

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, 2013:

2003-2008	\$4,459.51	
2009	\$3,660.50	
2010	\$7,226.29	
2011	\$9,261.68	
2012	\$13,341.45	
2013	\$750.00	(builder assessment)
2014	\$24,103.69	
<b>TOTAL</b>	<b>\$62,803.13</b>	

At this time we have \$87,238 of the current year dues delinquent, which equates to approximately 338 owners. If you are one of the delinquent owners, we encourage you to contact us as soon as possible and make arrangements for payment. 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 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, 2013, we had almost \$48,000 in outstanding legal fees (from 2004-2013) 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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## 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](http://cedarhilltx.com/connect)

## 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.

# Community News

**EARTH DAY** 2014  
**TEXAS**

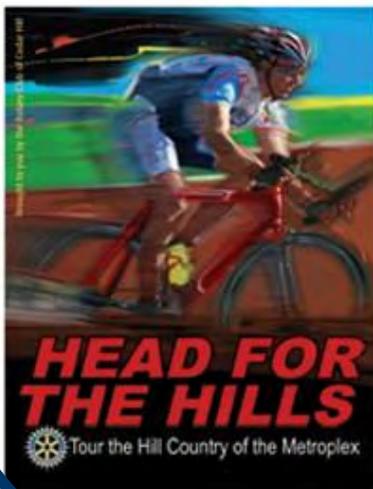
## Earth Day Texas - April 26-27

The City will take its Growing Green show on the road at the Earth Day Texas event at Fair Park in Dallas on Saturday, April 26 and Sunday, April 27 from 10:00 a.m. – 6:00 p.m. City staff will showcase sustainable practices incorporated throughout the City at this event including our City Center plans, Parks, Trails and Open Space plan, and educational videos about the City's various sustainable practices. Come show your support for the City and mother earth at this free family event.

## Earth Day Cedar Hill Monday, April 21



Come learn how easy it is to be green at the City of Cedar Hill's annual Earth Day celebration on Monday, April 21st from 5:00 - 8:00 p.m. at the Government Center, located at 285 Uptown Blvd. Attendees will learn how sustainable practices are incorporated throughout the City and plans for continuing a legacy of environmentally friendly practices as the City grows through its City Center and Parks, Trails and Open Space plans. This year's festivities will feature activities and entertainment for the whole family including a self-guided tour of sustainable exhibits, tree plantings, face painting, recyclable crafts from Keep Cedar Hill Beautiful and musical performances by Shades of Gray, the Bray Elementary choir, and the Cedar Hill High School band. Community organizations, such as Home Depot and the Dogwood Canyon Audubon Center will also have booths at the event. Come learn about your local Tree City and Scenic City at this exciting event.



## Head for the Hills Bike Rally May 10th

Riders enjoy the opportunity to choose from a family friendly 20-mile route, or challenge themselves with 40, 60 or 100 mile rides. Rest stops are available every 10 miles. A fresh, hot Red Robin hamburger is waiting at the end of the trail starting around 11:30 am Cedar Hill Rotary Club's bike rally riders and sponsors are pleased to know that net proceeds go to support worthy causes, both local and international.

Cost: \$35 per single rider, \$30 per team member. Register by April 18 for \$5 discount per person.

<http://www.headforthehills.org/>

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### 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!



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# Spring Landscaping To Do List

by Jerry Bradford, Master Gardener Class 2013

Spring is right around the corner with its attendant beautiful skies, breezy days and the reawakening of our senses as well as our yards. It is also the perfect time to get a jump on doing those things that will further enhance enjoyment of your landscape. The following is a list of things to do that can make a huge impact.

## **CLEAN UP**

Remove branches and limbs that fell during the winter. Rake and bag leaves and other plant material in beds, and under plants. Clean up tools to insure proper functioning. Do spring cleaning in and around your yard. When finished, place landscape debris curb side on proper day for pick up by the city.

## **APPLY A PRE-EMERGENT TO LAWN**

During fall and winter months, weed seeds blow into our lawns, lay dormant in the cooler weather then grow out as temperatures warm up. Applying a pre-emergent herbicide to your lawn in late winter or early spring helps prevent weeds from growing by sterilizing the seeds. Application should be followed by a thorough watering. If you can see the weed, it is generally too late to apply a pre-emergent.

## **CARE FOR YOUR TURF**

With advent of spring, lawns are awakening with new, green growth just beneath the dead grass. It is a good time to aerate lawns to loosen compacted soil and reduce thatch build up. It is also time for the first mowing of the year. St. Augustine grass should be cut down to about 4 inches and Bermuda can "scalped" to help improve root depth and make way for new growth. Fertilizing will help lawn "green up" and strengthen it. Proper use of herbicides can help eradicate weeds that you can see.

Spring is also a good time to add sod to your lawn. Depending on need, it is sold in varying sizes from pallets to 12"x12"squares. In areas where there is already turf, placement is as simple as preparing the area to be "re-sodded" with a dirt base on which the sod is planted. In other areas, where there is no grass or dirt the area should be properly prepared by removal of rock, leveling out the ground and applying a layer of dirt on which the sod is placed. In either scenario, the sodded area should be watered regularly until the grass takes

hold and begins to grow.

## **MAKE PLANS FOR A NEW BED/ CLEAN OUT AN EXISTING ONE**

Before starting a new bed, give some thought to what you would like to see in it. Questions such whether you want a large or small bed; how much sun the desired area gets; how much maintenance is required for the bed; whether the goal flowers, grasses, shrubs, foliage, texture, perennials, annuals, attracting butterflies or humming birds, etc. The list goes on...Up front planning can pay dividends as the bedding plants start to grow.

## **PRUNE TREES, SHRUBS**

This is a good time to prune trees and shrubs to remove dead or damaged limbs, and to help with growth and shaping. The exception to this is spring blooming trees and shrubs. They should be pruned only after they have bloomed. Pruning sooner results in lack of spring blooms. If done sooner, the effect is that you would essentially be cutting away any blooms for this season. Mid-February is the optimal time to prune roses.

## **PLANT TREES, SHRUBS**

Many believe that summer is best time to plant trees in North Texas. In reality, it is the worse time. Planting during hot weather can distress the tree and affect its growth and overall health. Trees need time in cooler temps to develop strong roots and develop properly. Recommended planting time vary by variety.

## **INSPECT ROSES AND ORNAMENTAL SHRUBS AND TREES**

Periodic inspections will help to find and treat powdery mildew, which is prevalent during the mild moist springs we have here in North Texas.

## **PERFORM IRRIGATION AUDIT ON SPRINKLER SYSTEM**

Before the growing season begins in earnest is the perfect time to replace or repair sprinkler heads that may have been damaged by the weather or mowing. It is also a good time to have your sprinkler professional inspect your system insure proper placement, output, appropriate heads, etc. Deeper, more infrequent watering is better than shallow, frequent watering. The best time of day to water is early morning just before

Continued on page 25

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## Spring Landscaping To Do List - continued from page 24

sunrise. Consider placing drip irrigation systems in your beds.

Most of all, be “water wise” in your usage.

### **PROPERLY DISPOSE OF OLD FERTILIZERS, PESTICIDES, ETC.**

If you missed the city’s Hazardous Waste Disposal Event on March 8<sup>th</sup>, you may take your hazardous waste, including (but not limited to) old fertilizer, pesticides, herbicides, pool chemicals, paints, stains, light bulbs to Fort Worth’s Environmental Collection Center to dispose of them. The center is located at 6400 Bridge St., Fort Worth, Texas. You must present proof of residency in the City of Cedar Hill, and a current water bill or driver’s license.

### **DON’T BE AFRAID TO ASK FOR ADVICE**

If you have questions about your landscape challenge or problems, you may contact the Dallas County Master Gardener’s Association M-F from 8am to 4:30pm at 214.904.3053. They should be able to assist you.

<http://www.dallascountymastergardeners.org/>





**US Army Corps of Engineers**

# **Important Notice**

## **GUIDELINES FOR PROPERTY ADJACENT TO PUBLIC LAND**

U.S. Army Corps of Engineers are engaged in preserving and restoring natural scenic beauty at Joe Pool Lake, and we appreciate your participation. Your assistance in erosion control, pollution abatement, landscaping, and related activities on adjacent land will help to keep private land in harmony with the lake area.

### **AS AN ADJOINING LANDOWNER, YOU MAY:**

1. Apply for a permit to mow or clear underbrush to reduce a potential fire hazard or pest infestation. No tree species or beneficial plants may be mowed and the height of the cut vegetation must not be less than three inches. Site environmental characteristics dictate the amount to be mowed, but the distance from the property boundary line does not usually exceed 25 feet.
2. Apply for a license to place a water line over or under government property to the lake for the purpose of withdrawing water for private use. Water rights must be obtained from the Trinity River Authority before approval will be granted.
3. Construct a fence to, or along, the U.S. boundary line.
4. Have unlimited pedestrian access to public land except those areas specifically restricted.

### **AS AN ADJOINING LANDOWNER, YOU MAY NOT:**

1. Use public lands for any type of private exclusive use, or for commercial purposes.
2. Place unattended personal property of any kind on public land.
3. Construct buildings, roads, improved pathways, or any other facilities on public land.
4. Restrict public access to public land either verbally, by posting signs, or by any other method.
5. Operate vehicles on public land, except on paved roadways and at authorized access points.
6. Dispose of any type of garbage, debris, or other refuse on public land.
7. Build fires on public land, except in authorized locations. Gather fallen timber for firewood to be removed from public land.
8. Allow horses, cattle, or other livestock on public land, except by lease from the government or as otherwise permitted.
9. Destroy, alter, or remove any facility, vegetation, or natural feature.

NOTE: This is just a portion of the information. Please contact the Corps if you have any questions at 972-299-2227 or to address all permit applications or other correspondence to:

Joe Pool Lake Office  
U.S. Army Corps of Engineers  
P.O. Box 872  
Cedar Hill, TX 75106-0872

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**Cecil C. Bailey, MD** | Dr. Bailey specializes in functional medicine and is a board certified internist with over 14 years of experience. Disease prevention and the promotion of healthy lifestyles are the cornerstones of Dr. Bailey's practice. He has served as medical director for various hospitals in the DFW area.



**Adrienne Smith, PA-C** | Adrienne has over 11 years of experience in Family Medicine. She specializes in providing personalized patient care. Her goal is to promote healthful lifestyles and disease prevention through medical education and community involvement.



**Dr. Courtney J. Levingston** | Dr. Levingston has over 5 years of experience in Chiropractic Medicine. She specializes in caring for the human frame and would love to share her expertise within the community.

# Gated Community News - The Hills

by Jerry Bradford



In an ongoing effort to beautify and enhance the community experience of The Hills, and in response to input from our residents, the board of directors has undertaken several initiatives to add some “oomph” to our curb appeal.

One of the first projects undertaken along those lines was the installation of new lighting and signage along all of the streets within our gated area. Recently, newer, brighter and more energy efficient lights were also installed around front and rear entry gates. Based on the input that has been received since then, we deem these efforts to be giant steps in the right direction.

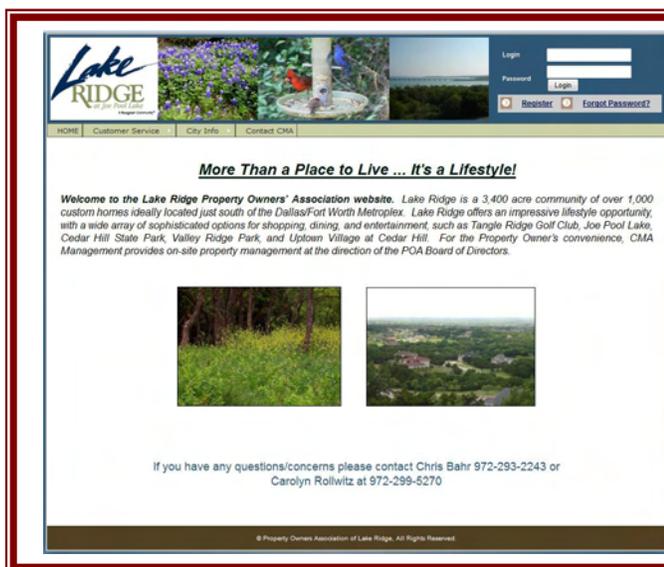
Following on the heels of the new lighting, a landscape committee was formed to work with the board to address matters related to all of our green spaces in general and specifically to provide input to

the board regarding improvements around our entry gates. Members this committee include Jerry Bradford, Barbara Hill, Elizabeth Lang and Elaine Thieroff.

The committee’s first order of business was to come up with a recommendation for additional landscape plants that could be easily incorporated into the existing landscape design, provide year round color, texture, low water usage and the ability to be used in conjunction with our holiday lighting.

After several meetings among themselves and with the commercial landscaper who takes care of our green spaces, a proposal to meet these objectives was made to and approved by the board. Among other things, it recommended strategic planting of a variety of shrubs including Nellie R. Stevens Hollies which grow in a pyramidal form and produce bright red berries; Dwarf Harbor Nandinas that grow low, produce red berries and has lime to dark green leaves in the summer that change to beautiful oranges, reds and yellow in the fall/winter season; and Clarissa Hollies which are also evergreens that retain a lush dark green color year round. As they grow to full maturity, the new plants will complement existing ones, provide a lush green backdrop to the beds, serve to fill in bare spaces that result from leaf loss from other trees and shrubs during winter months, provide dramatic fall colors as the temperatures cool down. In addition to their beauty, the Nellie R. Stevens Hollies can also be used in conjunction with our holiday lighting.

Thanks to Carolyn and the landscape committee volunteers who worked the plan, and who came out to “dig in the dirt” along side the landscaper in order to make this project a reality.



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 top right side click on “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.

# Texas A&M AgriLife Research

## Drought Proofing Your Landscape

Many cities are implementing drought plans and beginning mandatory water restrictions which limit landscape irrigation to 2 days a week or less. Visit your city's website to review and learn drought plans and make preparations to comply by acclimating your landscape to the recommended or mandatory conservation practices. Many drought plans have stages and each stage adds more requirements to conserve water. No matter what stage of restriction your city is in, there are numerous things you can do to prepare and help your landscape survive a drought.

Drought is simply defined as less than normal precipitation based on a 30-year average. Droughts are classified as long term, lasting for several months/years, or short term, lasting several weeks.

Since water use increases anywhere from 30 to 60% during the summer, there are many opportunities to conserve water in landscape with efficient irrigation. Study your city's drought plan and make immediate and long-range plans to conserve outdoor water. New irrigation technologies and other water-conserving landscape practices allow landscape water conservation to be easy, affordable and rewarding.

Properly designed water efficient landscapes need one inch of water per week. Many homeowners water their landscape two or more times a week which can actually damage the landscape by supporting a shallow root system. Frequent watering produces shallow roots whereas infrequent deep watering will produce deeper roots. Deep roots have water available for an extended period of time. The conservation and landscape practices outlined below will provide guidance to keep your landscape alive during a drought.

### Immediate Actions to Prepare for Drought

- Mulch All Planted Areas
- Efficient Irrigation is Essential
- Judge Irrigation Requirements in the Morning
- Catch Can Test
- Soak and Cycle of Irrigation Method
- Always water after 6:00 pm and before 10:00 am
- Mow at High Setting
- Do not Fertilize

*Information obtained from a Texas A&M irrigation class*





## Property Owners Association of Lake Ridge

March, 2014

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.

- 
- ➔ **Texas Tractor Service, LLC** - [texastractor@swbell.net](mailto: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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- ➔ **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

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- ➔ **Don Camp** - [don.camp56@yahoo.com](mailto: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.
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Continued on page 31

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- **Emerald Cut Lawn and Landscape, Inc.** - [info@emeraldcutlawns.com](mailto:info@emeraldcutlawns.com) - 972-291-8216; Mowing, Fertilization program, Landscape design and install, plus much more. 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.

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  - **Mike's Tractor Rental** - [mikestractorrental@sbcglobal.net](mailto: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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  - **Platinum Lawn Care** – Mark Penson - [mapenson@gmail.com](mailto:mapenson@gmail.com) - 214-876-9460. Lot mowing, residential yards, tree/shrub trimming and all of your landscaping needs. We are your professional and local lawn care company located within Lake Ridge. Please call or email to receive a quote.
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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

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### 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)

