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Lake Ridge Facts:

- 3,200 total acres
- Over 50 miles of street
- 23 acres of manicured, fertilized turf not including the gated communities
- 30,000 square feet of flower bed area
- 3,600 pots of plants needed for change in seasonal plants
- 1,149 homes in the Lake Ridge community

2016 Annual Meeting Review

By Tara Powers

The Lake Ridge annual homeowner's meeting was held on March 10. Thank you to all who attended. For those of you who were unable to make it, we have a recap of the meeting.

We want to say "Thank You" to the ZULA B WYLIE Library group that started our meeting off with a fun, entertaining and informative skit ----- much was learned about the library resources.

President of the association, Chad McCurdy started off the meeting with an approval of the last annual meeting minutes.

Introductions were made of the board members, the CMA staff and our association manager Carolyn Rollwitz, assistant Kimberly Brown, and CMA Vice President, Lois Bray.

The board review was given with updates on:

- The dam on Golden Pond - All testing and information has been collected. We are now waiting on pending bids to complete the job.
- Ownership of the Lake Ridge Clubhouse and office - The repairs have been completed and the clubhouse is ready to be used.
- Rental agreements - Talk to Carolyn for details if you are ready to host a party or event at the Clubhouse.
- OFFICE SPACE for lease - The Clubhouse is a great location for many of our homeowners who want to work near home, but still want to have a professional environment to do business.



Mansfield Road - Signs going east bound

The enhancement fee for 2016 will be used for improvements to our community including:

- Repair of Golden Pond
- Sidewalks completed in Ridgeview Park
- Additional parking for the Clubhouse
- Landscaping for Clubhouse
- Brush removal from ponds
- Foundations are on the list but it's being funded with budget savings from 2015. We will make every effort to collect.

Lake Ridge Financial Update - Annual Meeting

by Bill Braas, Treasurer

We have now completed another financial year for the Association and wanted to provide you with a quick update on our results. Here are a few financial indicators that show our Association is financially alive and well:

- We were under budget in 2015 on our overall operating expenses by approximately \$49,000. This is due to the hard work by Carolyn and her staff at controlling costs and constantly looking for ways to save money.
- Past due owner assessments plus interest continue to be pursued and collected. For 2015, we collected \$40,615 in past due assessments plus interest. Yes we do charge and collect interest on unpaid owner assessments.
- Legal Fees charged to owners in connection with unpaid assessments also continue to be collected. Last year we collected \$14,000 of these legal fees. Legal fees are not a budgeted expense and have to be paid by the Association from our available funds.
- We currently have \$20,280 of uncollected assessments from 2015, which represents 81 owners out of 2080. In addition, there is \$11,588 outstanding for the enhancement fee.

Lake Ridge Community - What Would Happen if We Lost Communications Due to a Disaster or Power Grid Failure?

Natural disasters; Tornadoes, Earthquakes, Floods, Fires, Mud Slides or a Power Grid failure.

Tammy Cooper CHPD, Carolyn Rollwitz Lake Ridge POA, Clark Stephenson CERTS, Gordon Furbush COP, CERT & Lake Ridge, Bill Pierce COP, CERT & Lake Ridge have met on this subject and are developing a Lake Ridge Emergency Communications Plan.

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phone numbers for the Property
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Carolyn Rollwitz - 972-299-5270

Kimberly Brown - 972-299-5270

FAX number - 972-293-7119

ACKNOWLEDGEMENTS

Editor - Tara Power

Designer - Charlotte Brown

Copy Editing - Carolyn Rollwitz,
Communications Committee

Contributing writers – Bill Braas,
Kimberly Brown, Stacey Copeland,
Tara Power, Bill Strock and John
Westmoreland

2016 Annual Meeting Review - continued from page 1

Enhancement fees for 2017/2018 will be used for planned projects:

- Landscaping on Lake Ridge Parkway
- Landscape Prairie View Blvd
- Install fountain in Clubhouse pond
- Mansfield / Lake Ridge Pkwy entrance (will be done when all of the road construction is complete)

Home activity in 2015:

- 43 New Homes Submitted for ACC Review
- 45 Homes Currently Under Construction
- 7 Bank Owned Properties
- 28 Homes Currently on the Market
- 195 Properties Changed Ownership in 2015
- Average Sales Price per Square Foot of Current Sales--Average -\$95.09 Maximum-\$179.

COVENENT ENFORCEMENT:

1371 letters were sent to homeowners for violations of the CC&Rs

You can view your violations and photos on the website.

INTRODUCTIONS OF CANDIDATES FOR THE BOARD:

INCUMBENTS

Chad McCurdy

Tara Powers

Bill Pierce

John Westmoreland

Jennifer Zick

NEW CANDIDATE

Amos Lapp

ELECTION RESULTS: 2016 BOARD MEMBERS WILL BE -

Chad McCurdy, Tara Powers, Bill Pierce, John Westmoreland, Jennifer Zick, Nancy Durrant, and Bill Braas.

FINANCIAL UPDATE GIVEN BY BILL BRASS, TREASURER

Contact Carolyn Rollwitz for a copy of the PowerPoint presentation. You can also visit the POALR website at www.lakeridgepoa.org as it is posted there as well.

REVIEW OF THE ANNUAL GOLF TOURNAMENT

Over the past 8 years, the golf tournament has donated \$103,414 to many worthy organizations. As a reminder, there has been no cost to the association, but the community has benefited greatly.

Continued on page 26

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Questions & Answers from the POA of Lake Ridge March 10, 2016 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: Who is responsible for replacing letters on wall at entryway to Lake Ridge entrance, from highway 67 and when will work be done?

A: The sign at 67 and Lake Ridge Parkway was placed there by the developer and Cedar Hill years ago. We are contemplating a redesign of the marker instead of just replacing letters. It is technically not part of Lake Ridge, but since there is no other development around, it is identified by many as part of the community. This might mean the City of Cedar Hill asking us to take over maintenance of the median which would be an additional expense. Alternatively we may remove it all together in favor of one of the tombstone style boards directing people to our community and place a nicer entrance near Prairie View.

Q: Where can we obtain or how can we download a copy of our master certificate of insurance, CC&Rs, current by-laws, etc?

A: Documents can be downloaded from the Lake Ridge website - www.lakeridgepoa.org

Q: What is the process to enforce compliance with the by-laws? (Very unsightly back patio to a house located near front entrance of Lake Ridge)

A: There is a process that we use for any violation. The property owner is notified of the violation, then they are given an opportunity to cure the violation. If the violation is not cured then a second notice is sent out and another opportunity is given to cure the violation. If there is still no corrective action taken then we begin fining which varies based upon the violation. We begin fining once every 10 days and it can escalate to daily fines over a period of time if the issue is not corrected. All of this takes time and we ultimately want the property owner to do the right thing. Eventually if not corrected, the association will file a lien on the property and then we may move forward with a foreclosure.

In some cases we can engage in self help and perform regular maintenance. We then charge back property owners for regular maintenance and must try to attempt to collect. This does not typically cover structural work except in extreme cases. Our experience has shown that people who do not take corrective action or pay fines are not likely to pay for the maintenance work either without a foreclosure proceeding. That can be expensive and there are a number of other factors that weigh on the boards decision as to whether or not to move forward on foreclosures.

Sometimes the fines will stay in lien stage if we are aware of a mortgage in areas or if there are multiple years of unpaid taxes on a property. The reason for this is that we would be a secondary lien holder and wiped out anyway if the mortgage or taxes are foreclosed upon. In those cases we would potentially lose all our legal expenses with little recourse for recovery. As you can probably tell it is a lengthy process and each case is unique. We have a standard process to follow, but we try to do what makes the most financial sense for the community while at the same time keeping the community beautiful.

Q: I would like the specifics on how the foundations will be handled and who is paying for it?

A: You can expect that we followed the process mentioned above in dealing with the foundations. We have requested bids on removing the foundations and have retained a contractor for the purpose. We will file a lien on each property for the cost of removal, understanding that it may be difficult to collect if these properties are foreclosed upon before we get through our own process. That being said, we feel that just removing these foundations will help beautify the community and improve property values. We will vigorously pursue collection of all our expenses including legal on these projects.

Continued on page 8



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Q: How are speeding violations being enforced? The speed of many drivers on Lake Ridge far exceeds the speed limit and there does not appear to be any visible enforcement

A: Lake Ridge Parkway is a public roadway. The city periodically conducts speed enforcement and we occasionally ask them to conduct enforcement if speeding is becoming an issue. If there is a specific time of day where you are seeing violations, we can communicate that to the police.

Q: As an up and coming homeowner, I have been driving around looking for potential home builders. My concern is not finding the name of each builder .

A: If you come by the clubhouse we can give you the names of builders who have worked in Lake Ridge, but the association does not endorse or recommend specific builders. That said, there should be a sign identifying them at each homesite along with a number where they can be reached. We also have some homebuilders advertising in our newsletter.

Q: Are there fish in all the Lake Ridge ponds, if so what kind?

A: The big ponds have fish in them for sure, and to the best of our knowledge the smaller ones do as well. The majority of the fish are bass and perch.

Q: When repairs/renovations are needed (i.e. pond, clubhouse, etc.) what is the bidding process? How many bids are obtained and who decides which service provider is chosen?

A: When we have any work requiring a bid we typically draw up a scope of work, sometimes with the aid of a consultant. Then the RFP is sent to contractors that have worked in the area or that we believe have the ability to perform the work according to their bid and in a timely manner. The winning bidder may not necessarily be the lowest bid since we look at the thoroughness of each bid as part of determining the likelihood of the bid being completed within the bid range. The Board decides which service provider is used.

Q: What am I allowed to put on my rod-iron fences for privacy of my pool?

A: Fence requirements vary according to each section. Generally speaking, you're going to need to plant shrubs for privacy. We have had several property owners' plant red tip photinias as they grow large in a fairly short period of time. For more specifics, please look up the requirements for your section on our website or come by the office and talk to Carolyn.

Q. Issue – crumbling, empty foundation standing + 5 years on Lake View Drive.

A. The foundation is on the list to be removed this year.

Q. Wood fence fronts popping up . . .

A. Wood fences are allowed in some areas but not in all areas of Lake Ridge. If a fence violates the CC&R's, we will take action. However, you can have two houses almost across the street from each other in two different sections with different restrictions.

Q. In Grand Prairie sections, birds getting in trash and scattering over neighborhood. Grand Prairie Police response times greater than 20 min.; move GP section to CH jurisdiction?

A. We are working on setting up a forum for the city council members of both Cedar Hill and Grand Prairie to come to talk with our community members. The city councilman for Grand Prairie is trying to get an ordinance to allow for trash cans in that area. As we get more information we will pass that along.

Continued on page 20



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New Business in Cedar Hill

by Bill Strock

Last issue we reported on the opening of a number of great new places to dine in Cedar Hill, including Pollo Tropical, Firehouse Subs and Chapas Tacos. This quarter we are really pleased to report on an acceleration of the trend with the announcement of three new quality dining venues and two shops for the sweet-tooth in the city. Moving into the old Patrizio space in Hillside Village this summer will be **Grimaldi's**, famous for its hand-tossed, coal-fired brick oven pizzas and calzones, fresh salads and delicious desserts. Grimaldi's, a national brand, has two locations in Dallas, one on Park Lane across from North Park Mall and one in West Village on McKinney Ave. These locations give a good indication of the quality of the brand and that it seeks out quality developments for its establishments. Please go to grimaldispizzeria.com for more information.

Speaking of food in Hillside Village, also just announced is a new location for **Menchie's Yogurt**, a worldwide frozen yogurt chain with a huge selection of flavors. Their website is menchies.com.

Old Chicago Pizza & Taproom, specializing in pizza and calzone but also featuring an extensive menu including appetizers, salads, burgers and sandwiches, mac & cheese, etc. is moving into the space previously occupied by The Foundry on Highway 67. In addition to its varied food offerings, Old Chicago touts an extensive selection of craft beers and a full bar. Old Chicago, founded in Boulder, CO in 1976, has only one location in Dallas – in Mockingbird Station. Our location is currently under construction and should be open sometime this spring or early summer. Learn more about Old Chicago on their website at oldchicago.com.

Still another exciting addition to the Cedar Hill dining scene is the announced future opening of a **Jason's Deli** in the center located at Pleasant Run and Highway 67. Jason's is familiar to many folks as they have two locations in Arlington and a number of others around Dallas and Fort Worth. They are noted for their soups,

sandwiches and salads, as well as their desserts. Construction has not yet started but hopefully it will be open later this year. For more information on Jason's Deli, go to their website at jasonsdeli.com.

Finally, rounding out the great new food-related additions to Cedar Hill is the arrival in the Sprout's shopping center of a location of **Nothing Bundt Cakes**. If you haven't had one of this bakery's bundt cakes, you will be amazed when you try them – Outstanding! Check out their website at nothingbundtcakes.com.

P.S. While not new to town (been here about one year), a business named **Tea N Tee** moved to Cedar Hill from DeSoto and is not widely known yet. These folks do "all things party" from planning, catering, renting linens, stemware, chairs, tables, etc. They are located at 201 W. Belt Line Rd., Suite C-700 and their telephone number is 972-223-6900. They recently catered a dinner I attended ... food and service both very good.

Moving to the non-food retail side, recently a new location of **Advance Auto Parts** opened at 106 E. Belt Line Road, near the intersection at Clark Road. This store is part of a large national chain carrying a full line of auto parts.

Also, soon to open in part of the old Minyard's space on Hwy. 67 is the **Altitude Trampoline Park**. You might go to their Facebook page to learn more about it and the status of their opening plans. Next door to Altitude, also soon to open, is a location of **Planet Fitness**, a national chain of fitness centers. Go to their website at planetfitness.com.

In Hillside Village, after the opening last quarter of new shopping destinations H&M and Charlotte Russe, the addition of new stores continues into 2016 with the recently announced future arrivals of **Hot Topic** and **Claire's Boutique**. Hot Topic is an American retail chain specializing in youthful culture-related clothing and accessories. Their website is hottopic.com.

Claire's also specializes in clothing and accessories for young girls and teens. Their website is claires.com.





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Driving with Ms. Daisy (or was that Carolyn)

by John Westmoreland

Everyone in Lake Ridge should have the opportunity to drive our beloved community with our guardian angel, Carolyn, our Property Manager, and her sidekick Kimberly. Bill Pierce and I had that opportunity, again. Carolyn and Kimberly drive our community several times each week checking on new houses under construction, any items that need addressing, and concerns that need to be pointed out to all of us to insure we all have the very best community in all of Dallas. These two do not miss anything.

Since our drive was on January 27th, the middle of winter, the trees were bare and many of our landscapes were a little beaten up by the weather of winter. However, it was still obvious that our wonderful community is filling out with full landscapes in almost every yard. Trees are maturing where planted and plant beds are filling in with nature's beauty. We are blessed like no other community in Dallas, with high hills covered with lush trees and vegetation, overviews of Joe Pool Lake that peak through from many vistas, and many wonderful ponds surrounded with water plants. Our drive in and through our community to reach our homes is a therapy unsurpassed by the any stress medicine. We must be the most healthy and happy community in Dallas County.

On our drive, Carolyn and Kimberly did point out some homes that have very minimal landscaping. They were few and far between, but they did stick out like sore thumbs. I hope if you are one of these home owners, you will get inspired as Spring comes and get out and enjoy the fun of planting. It doesn't cost much to purchase plants and trees, and anyone can dig a hole and stand back and see what beauty comes from the effort. When we all submitted our house plans for approval, part of the submittal was a landscaping plan. As time has passed, some have plants that have died and have plant beds that have overgrown and not been tended. Carolyn and Kimberly have the responsibility to send out reminders to those that let their yards suffer. We all enjoy the natural beauty of our community, and where a yard is untended, it is even more evident in Lake Ridge. Please, if your yard needs work, consider this a friendly reminder.

The other things we looked at on our drive were unsightly materials that had collected in back yards

that were visible from the street, and a few trailers and boats that were visible. Since we have larger yards than most subdivisions, it is easy to collect materials that we plan to use on some great project. Stored materials are OK if we keep them out of sight. Trailers and equipment are OK but they need to be hidden from view. This makes us different from the rural areas where every man has his one to two-acre farm and fills it up with his tractor, boat, four wheeler, trailer, two pickups, an RV, and four hound dogs. We have the land but we also have the community and our neighbors to consider. That is why we all bought into our special community where we do have limits to protect us all.

Other things that were pointed out were houses where the paint is peeling on wood trim, where brick may be stained from rusty water drainage, where roofs need to be fixed, where siding needs painting, where fences are leaning or need painting, just to mention a few. Just ongoing maintenance that we all need to address as time takes its toll on our property. Many items are minor, but do lower the value of our houses and the value of our community if left unattended.

Just so you know, when Carolyn let me out at my house after the drive, I noticed how bad my yard was looking. Since I enjoy my yard and do my own yard work I realized due to the cold weather I had let my yard get a little out of control. I even found some of those piles of wood ready for that great project, that needed moving, and an old trailer that had been hidden that was sticking out now that the leaves were gone. I would hope that we would all just start to look around, as winter ends, and take notice of what we can each do in our own piece of paradise. Also, if you happen to get one of the hundreds of friendly reminders from Carolyn and Kimberly, thank them for their reminder, and work to keep our special community the absolute best it can be. As you should know, our property managers send out these friendly reminders first and then follow up to see that issues are corrected. If not corrected, eventually fines are assessed. After that, Carolyn gets those four hound dogs out, and you don't want to know what happens then!

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Lake Ridge “Artfest on the Lake”

by John Westmoreland

The Lake Ridge Homeowners Board has been exploring ideas that would give our community an opportunity to get together once or twice a year as a special event for all. The one very successful event we host is our Lake Ridge Golf Charity Outing. It has grown over the years and is a first class event for our community that has enabled us to give back to many wonderful causes.

We have also discussed having a cookout at our new Office/Clubhouse on Lake Ridge Parkway. We have a large barbeque pit that is in desperate need of being used. Now all we need is someone who knows how to use it. We have looked at other ideas and are open to suggestions from all our homeowners. If you have other ideas please contact Carolyn at our office.

One idea that has been mentioned is an “Artfest”. How many of you have been to one of the great Artfests around Dallas? There is the “Southlake Art in the Square”, the “Main Street Fort Worth Arts Festival”, and the “Richardson Cottonwood Art Festival” to name a few. These events feature artists of all kinds that showcase their art in an outdoor setting for a weekend. These events showcase paintings, sculpture, jewelry, pottery, and other fine art items, along with food vendors and other events. We would like to explore the possibility of our Lake Ridge community hosting a new Southwest Dallas Artfest here in Lake Ridge.

The idea of an Artfest would not only give us all a chance to come together, but it would also give our residents, along with other artists a chance to show their art talents. Since this would cover a one to two day period, it would also give us a chance to mingle as a community with food and games available.



This idea would require much planning and coordination. I have volunteered to coordinate a planning effort to look into this event as a possibility for Lake Ridge. As an artist, I personally have an interest in such an event. I would like to ask for others that are artisans who live in Lake Ridge to meet with me to discuss this idea. I would also like to meet those that would like to be a part of an event like this and may have other capabilities that would be helpful in brainstorming this idea. A potential byproduct of such an event is that we could bring many others from all over Dallas to Lake Ridge to see our most beautiful community setting, while giving our residence a time to get together.

I have set April 12th at 7PM at our Lake Ridge Office/Clubhouse at 100 Lake Ridge Parkway as the time for our initial meeting. If you would like to join us for this exploratory meeting, please come. If you are interested but cannot attend, please contact me at john.westmoreland@yahoo.com and I will be sure to let you know what we talked about and when we will meet again.

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SUMMER 2015

ENERGY UPDATE



Congratulations to the Winners of our 100 Gallon Giveaway!

We are pleased to announce the winners of our recent **Customer Appreciation Drawing!** The lucky winners are:

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Johnny Adams
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Ron Byrd
of Cedar Hill

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We truly appreciate the opportunity to serve you. You've trusted us with your fuel supply, your warmth, and your safety. You may have even referred us to a friend to help them enjoy the same peace of mind. So from all of us at *Huffhines Gas*:

Thank you. We appreciate your patronage and value your loyalty.

We all know the energy market can be unpredictable, but it's nice to know we have such loyal customers like you. And don't forget we're always here for you too with:

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- **Knowledgeable technicians.** All of our employees are licensed and certified by the State of Texas so you know you're always in good hands.

In closing, I want to thank you for choosing *Huffhines Gas* to supply your fuel. We are committed to serving your energy needs and we look forward to exceeding your expectations in the future.

Sincerely,

Doug
Doug Maday Jr.
Owner

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Q: Why should my annual fees be used to remove slabs? That should be done by the property owner!

A: Please see above response. The slabs will be removed, but we will file liens and pursue our regular collection efforts for the expense. Based upon feedback from legal counsel and realtors in the area it was felt that we had allowed enough time for correction and the existence of the foundations is a detriment to property values in the community.

Q: Is there a date specific when bike riders are to begin using the Bike Paths?

A: The paths are open to bike riders now. However, the riders have equal right to the roadway. They are also required to adhere to the rules of the road. We encourage riders to use the paths but they are not legally bound to use them.

Q: Will the small vacant lot which faces Mansfield at Lake Ridge be zoned as commercial retail space?

A: That lot is commercial retail and is currently being marketed as such.

Q: Where can residents fish in these areas (ponds?)

A: You can fish from the banks of the ponds or from the deck behind the clubhouse provided it is not being rented. There is a private pond on Lake Ridge Parkway which the association does not maintain and fishing is not allowed there.

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

- Take down those fuzzy looking plants. They block your view when trying to turn north from Prairie View to Lake Ridge Parkway and at Texas Plum when traveling north. You can not see north bound traffic coming when you pull out from Prairie View onto Lake Ridge.
- Let people opt-in for PDF paperless newsletter.
- Pickleball courses/tennis courses at park or at community office.
- Placement of a light at the Hwy 67 entrance to the community – it's very difficult to see the turn-in at night.
- Work on pond area – Fossil Ridge & Mallard Point dam area over growth.
- Speeding cars on Fairway Dr/Bentwater.
- Build a community park that includes tennis & basketball courts.
- Please do not add plants, landscaping, vegetation to the center medians of Lake Ridge at or near intersections – it makes it very hard to see traffic when turning on to and off of Lake Ridge – Very Dangerous!!
- More lights at dark stretches of road at Mallard Pointe and Lake View.
- Construct or assist homeowners with fence along Lake Ridge Parkway. This would create a more unified appearance also.



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TIME TO BOOK YOUR EVENTS

The newly renovated Lake Ridge Clubhouse is now available. Only residents of Lake Ridge will be allowed to rent the facilities.

We are booking baby showers, wedding showers, business training sessions, graduation parties, and etc. so do not wait until the last minute you need to book at least 30 days in advance.

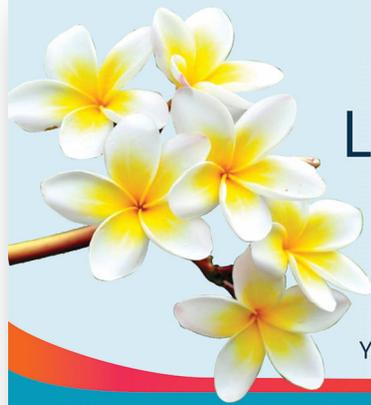
Call or email the office for more details at 972-299-5270 or to obtain a copy of the rental agreement. Email kbrown@cmamanagement.com or login to www.lakeridgepoa.org



**OFFICE SPACE
FOR
RENT**

The Property Owners Association of Lake Ridge currently has two offices for rent.

Please contact Carolyn Rollwitz at 972-299-5270 for more information.



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- Fertilize trees and shrubs

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Lake Ridge Real Estate News

HOME SALES

Home sales have increased year over year in the Lake Ridge Community

57 Resale home Sales in 2015

72 Residential Lot Sales

45 Homes Under Construction

HOME PRICE

Home prices have continued to remain strong in the Lake Ridge Community.

Average Sales Price \$93.09 per SF

Median Sales Price \$95.11 per SF

Largest Sale of the Year:

\$1,347,500 /\$179.02 per SF

MARKET INVENTORY

Overall, the Lake Ridge Community is performing well in the market

Active Listings: 28

Average DOM: 41

Data courtesy of MLS and NTREIS Trends
Data from 3/1/15-2/29/16



Tasha Penson, Realtor®

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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!

THANK YOU TO GOLF COMMITTEE MEMBERS

8th Annual Golf Tournament --- Chad & Candice McCurdy, Kay & Lynn Davidson, Mark Penson, Larry Foos, Bill Pierce, Carolyn Rollwitz, Sharon Leary, and Nancy Durant

THANK YOU TO OUR GOLF TOURNAMENT VOLUNTEERS

Bridges Safehouse, Carol Pierce, Mary Kay Braas, Heather Gasper, Chris Bahr, Cedar Hill Police, Roshonda Lewis, Rachel Cisneros, Lake Ridge Elementary, Canterbury Episcopal School, Fire Station 214, Cedar Hill Shares, Grand Prairie Food Bank and PAWS for Reflection Ranch

Members of the city were in attendance to review the current road project taking place on Mansfield/Beltline road. Updates were given.

And last on the agenda, Lake Ridge Emergency Communications Plan

Purpose: to provide a system for communications to Lake Ridge Community in case of Natural Disasters and Power Grid Failure.

Team: Cedar Hill Citizens Police Academy (CPA),

Citizens Fire Academy (CFA),

Citizens Emergency Response Team (CERT)

Citizens On Patrol (COP)

Thank you to members of the police department and CERT members for attending and sharing information.

Forms were handed out at the meeting for homeowners to ask questions. The questions and answers are printed in this newsletter.

If you have questions about the newsletter, or the annual homeowners meeting please feel free to contact our association manager Carolyn Rollwitz.

OUR WEBSITE IS: WWW.LAKERIDGEPOA.ORG



Mansfield Road signs west bound - - left shows night time, right shows day time

It has been a pleasure serving the Lakeridge community for more than 13 years. We hope to continue to serve for many years to come!" ...Scott Stovall



FROM CONCEPTION TO COMPLETION



WWW.STOVALLCUSTOMHOMES.COM

Community News

Downtown ReMarket

Every 4th Saturday of the month April - May

The City of Cedar Hill and the [Cedar Hill Arts Council](#) present [Downtown ReMarket](#), held every 4th Saturday of the month, April - May, in Historic Downtown. This community market will feature fresh produce, local art and crafts, a flea market, eco-friendly goods, and more!



This next event will be Saturday, April 23, from 9 am - 2 pm.

For more information visit www.chartstx.org/remarket or follow ReMarket on [Facebook](#). If you are interested in being a vendor, please download and fill out the [vendor application](#).

10th Anniversary - Head for the Hills Bike Rally - May 21st



The race is family-friendly and open to all riders. Riders have the opportunity to choose from a 20, 40, and 60-mile route. Frequent, well stocked rest stops will be available at key locations.

Race as an individual or join a team. The registration fee is \$35 for individuals and \$30 for team members (minimum of 4 members). Registration ends April 30th. You can also register at packet pick up locations or on race day. Onsite registration opens at 6 am.

To get more information: <http://www.headforthehills.org>

Kid Fish Tournament

Saturday, June 4th
Valley Ridge Park Pond

Bring your fishing poles, rods and reels, and come experience the joy of fishing. Bait and tackle will be provided along with a limited number of rods and reels. Supplies will be provided on a first come first serve basis, so plan to arrive early.

Trophies will be awarded by weight of the total fish caught. Event will include a hot dog luncheon and prize drawings, and is sponsored by the Dallas Bass Hookers Club. Registration for the tournament will be available onsite.



Prescription Drug Take Back Day

Saturday, April 30th, 10:00am-2:00pm
Walgreens parking lot
501 E. Belt Line

****Good Time to Spring Clean your Meds****

Cedar Hill police officers and representatives from IMPACT Cedar Hill are providing a secure location for residents to dispose of unused or expired prescription drugs and over-the-counter medications, no questions asked. Please, no injection supplies or inhalers. IMPACT Cedar Hill is a community coalition formed to eliminate and prevent youth substance abuse.

STOP THE BUZZARD



Spray your trash bags with wasp spray



Lake Ridge Walking Group

Want to walk with others in the neighborhood?

Come on out to the Club House on Thursdays at 10am. We will walk for about 90 minutes. Every now and then we will have a field trip and walk somewhere else.

Contact Mary at marytengra@yahoo.com for more info. Updates will also be posted on Nextdoor.



PROPERTY OWNERS . . .

IF YOU SEE ANYONE DUMPING BRUSH, CONSTRUCTION DEBRIS OR ANY DEBRIS ON AN EMPTY LOT PLEASE:

- MAKE NOTE OF THE VEHICLE
- THE TAG NUMBER
- TAKE PICTURE IF YOU CAN SAFELY
- CALL THE POLICE

ALSO, REMIND YOUR LANDSCAPE COMPANY THAT THEY ARE NOT ALLOWED TO BE DUMPING YOUR GRASS TRIMMINGS ON ADJACENT LOTS.

Mark your Calendar

November 5th

2016 Golf Tournament



Are You Ready for Spring?

by Kimberly Brown, Compliance Coordinator

The Covenants, Conditions and Restrictions (CC&R's), which govern your community association, are contained in what is generally referred to as the Declaration. Upon acceptance of the deed to your property, owners agree to mandatory membership in your community association and enter into a covenant (agreement) with the Association to abide by the conditions and restrictions governing all properties within your community.

This is where I come in. My name is Kimberly Brown and I am your Compliance Coordinator. I have been at Lake Ridge since June 2015. My job is to regularly inspect your community for Covenant Compliance according to your Documents. These typically include three areas: **Architectural Controls, Property Maintenance and Rule and Regulations**, which are laid out in your Associations' governing documents. I have very specific procedures I must follow when inspecting and notifying the property owner of violations. The reason this is in place is to maintain and keep your community beautiful.

As Spring is upon us, 1) I want to remind everyone what type of things I am looking for and 2) did you know you might be out of compliance with the following...

DID YOU KNOW...

- Your lawn must be edged along all concrete surfaces
- Lot owners must keep grass under a foot tall and mow the entire lot unless heavily wooded see more information in an article in this newsletter
- Your lawn needs to be treated for weeds when necessary
- Dead landscaping needs to be removed and replaced
- Your lawn must be alive and in attractive condition at all times
- Your shrubs need to be trimmed and pruned
- The city will not pick up tree trimmings and brush from an empty lot, so don't place your trimmings there
- Your driveway and sidewalk needs to be maintained and repaired when needed including eroding areas
- Drainage easements are your responsibility
- Trailers, boats, RV's, ATV's, campers, junk vehicles or inoperable vehicles are not allowed to be stored in view(that includes your neighbors view as well)
- Working on your car in view is not permitted
- Fences need to be maintained in their original condition or replaced/repared when needed
- When paint or stain starts to fade or peel on your fences it will need to be re-painted/stained
- You can not park in the grass or on an empty lot
- Excessive clutter that is visible is considered a nuisance and unsightly to see in the community
- Propane tanks need to be screened from street view and screening maintained, or the propane tank can be buried and in some areas burying is the only option be kind to your neighbor they don't care to see it either
- You can not put your trash out until the morning of your trash pick up day
- You must submit any improvements to your land prior to building to the ACC for approval (this can be anything from a fixed basketball goal, mailbox, shed, deck, balcony, fence, pool....to a new house)
- Your CC&R's differ between sections within Lake Ridge

Join me in maintaining the beautiful community you live in. If you have any questions or would like me to email you a copy of your CC&R's, please call me at the POA Office/Clubhouse at 972-299-5270, or email me at kbrown@cmamanagement.com



www.facebook.com/groups/CedarHillRunningClub

CHRC
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www.cedarhillrunningclub.com

The graphic features a red silhouette of a runner on a path, a red Christmas tree, and a group of runners at the bottom. The text is in red and black on a white background with a black border.

Smart Exercising with Pets

by Stacey Copeland

Many of us are hitting the gym more often than usual to shed a couple of pounds in time for spring and summer. But with recent statistics on obesity and pets, you may want to consider bringing Fido along.

Almost half of the nation's pets (44% of dogs and 57% of cats – 84 million animals in total) are overweight or obese. Like humans, excess weight in pets can be detrimental to their internal organs, joints and longevity. To combat obesity in pets (and people), try these tips with your pup.

Walking: Walking is a simple yet beneficial practice for both humans and pets alike. When walking with your pet, try to stay on dirt or grass paths, as too much walking or running on concrete can stress joints and irritate your dog's foot pads. In warmer temperatures, concrete emanates heat which can increase the body temperature of your pet relatively quickly. Under these conditions, be sure to keep Fido properly hydrated.

Jogging: Jogging is a great form of exercise, but not all dogs are built to jog. If you want to jog with your pet, choose a breed that is suited to distance-running. Your jog with Fido should include five minutes of warm-up, 20 minutes of jogging, and five minutes of cool-down. During the summer, avoid jogging during the hottest times of the day and stop if your dog is lagging behind you.

Swimming: Another good, low stress option for exercise is swimming – it's a great way to get you and your pup's body in motion while staying cool in the summer heat. However, safety is a concern here as not all dogs are great swimmers. Even those that are can easily overexert themselves. Be sure to keep an eye out for fatigue at all times. You may also want to consider having your pet wear a doggie life vest.

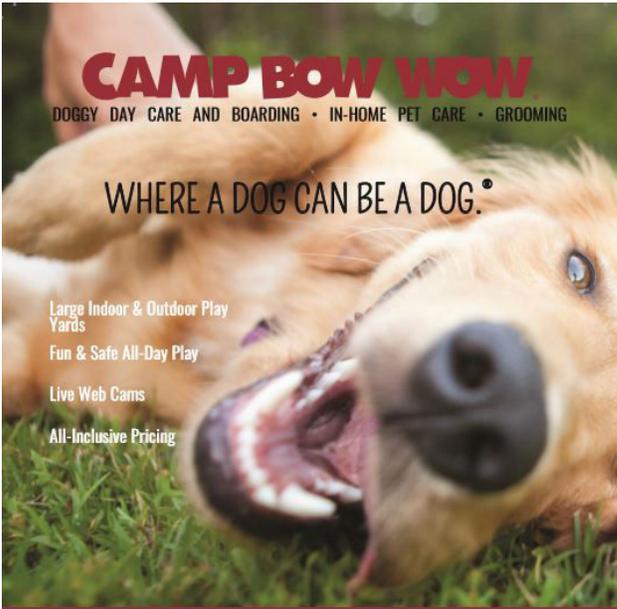
Frisbee: A game of Frisbee provides a classic canine workout and some outdoor fun for both you and your pup. You can play a game in your own yard or join a "Disc Dog" team. Participating in competitions may give you and your dog greater motivation to practice regularly.

Hiking: Take advantage of local hiking trails and bring Fido along. Most dogs love to explore the outdoors. Like walking, you'll need to maintain a brisk enough pace to elevate you and your pet's heart rate. As always, be sure to keep you and your pet properly hydrated, especially during extended excursions.

Pets Need Sunscreen: Just like humans, cats and dogs can get sunburned while out in the sun, especially if he or she has light-colored hair. Animal sunburns can cause the same problems as that of humans – peeling, redness and even cancer. As skin cancer in pets is a serious concern, purchasing pet-friendly sunscreen can go a long way in protecting the health of your pet. Places that are easy to forget, but prone to burning are: inside the nostrils, tip of nose, around your dog's lips and the inside of ears for dogs with standup ears.

Senior Pets: Consider the age of your pet when developing an exercise routine. Senior dogs in particular need adequate exercise, but adjust his or her routine to their abilities. A mere 15 minutes of massaging and stretching every day will raise your dog's sense of well-being. Jogging with your dog may not be appropriate if he or she is arthritic, but swimming and other low-impact activities are great for dogs with joint pain.

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 or contact directly at 972-296-9663.



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Welcome to the Tri-City Animal Shelter and Adoption Center (TCAS)

Here we work as a team with staff, citizens, volunteers, and many other people to make a positive difference in the lives of people and animals. Together we can improve the lives of the animals in our cities, help our citizens, offer information and resources, and increase awareness of animal related issues in our community.

TCAS is an outstanding example of the cooperation between the Best Southwest Cities of Cedar Hill, Duncanville, and DeSoto.

This innovative and beautiful shelter is located in Cedar Hill, very near the city limits of DeSoto and Duncanville and shows that collaboration can increase the value of each dollar.



We are supported not only by our three cities, but by the Friends of Tri-City Animal Shelter as well as generous donors and volunteers from our communities. While our primary shelter functions are funded through tax dollars, and we safeguard every resource we have, this funding source only covers the basic needs to operate this high quality care facility. The “Friends” help us by offsetting our adoption fees to keep them low, ensuring our ability to continue our pre-adoption sterilization program, providing treatment for injured animals, often purchasing toys for the animals or other needed items like the shade structure protecting our adoption patio, they host fund raising events to maintain those programs, and education events to help spread the word! They truly extend a helping hand whenever they can.

One of our greatest needs is for foster families! We have several Lake Ridge residents that have opened their hearts and homes to this program but we need more! Foster care is an opportunity to care for an animal that’s not yet ready for adoption. It’s an alternative for animal lovers who can’t make a long-term commitment, but still want to help rescue animals. TCAS covers any non-emergency medical care through one of our local partnering clinics such Central Animal Clinic in Cedar Hill, Animal Care Center or the Pet Medical Center of Duncanville. Plus TCAS also provides the basic needs of each foster care pet including food, bowls, crate, litter, and more. As a foster parent you are helping an animal in need and you’re also providing the added space needed to bring another animal to the shelter— that’s saving another life! All kinds of animals can benefit from foster care! We match the perfect foster care pet to your individual needs. Whether you work or stay at home, have a small amount of time or want to make a full-time commitment, are comfortable bottle feeding, giving medications, or are a first time pet parent - we have a pet that needs your help. Fostering lets you make a difference in an animal's life. We are looking for caring, compassionate individuals like we have in our “Friends” group and you know the saying – you can never have too many “FRIENDS” and the animals feel the same way!



If you are looking to add to the family, wanting to make a difference, need help with animal related questions, want to spend time with our shelter pets, or just need a place to take those old towels, TCAS is right around the corner! We are always looking for new volunteers, fosters for our animals, and advocates of our mission. For more information please visit www.luvpets.org, find us on [Facebook](https://www.facebook.com), or email the Shelter Manager at Tammy.Miller@CedarHillTx.com.



friends OF TRI-CITY ANIMAL SHELTER

A box full of new puppies or kittens. We know, they're so precious -- but, when you work closely with animal shelters, you also look at those new little lives and see a problem that plagues both our nation and our Cedar Hill community.

According to the ASPCA, approximately 7.6 million companion animals enter shelters each year, and about 2.7 million of those dogs and cats have to be euthanized. Yes, sometimes it's because they're sick or dangerous... but more often than not, it's because there isn't a family to adopt them. Adoption is absolutely part of the solution to this overpopulation problem, but sterilization is vital if we're going to *prevent* pregnancies and *proactively* address overpopulation, as opposed to just *reacting* to the staggering number of homeless animals.

So, what do we do about it? Friends of Tri-City Animal Shelter is a 501(c)(3) based right here in your community. We work alongside the Tri-City Animal Shelter as partners, raising the dollars necessary to provide services and resources that aren't otherwise available in the shelter's limited budget. We host events, sponsor giving campaigns, educate the community and much more.

The Friends have four core areas of focus: pre-adoption spays and neuters, feral cat trap-neuter-return efforts, veterinary care for sick or injured shelter animals, and education (primarily in schools) about adoption and responsible pet ownership.

Our pre-adoption spay and neuter program is our largest endeavor. We give over \$40,000 a year to subsidize adoption fees at Tri-City Animal Shelter. This subsidy of \$35 per adoption enables the shelter to sterilize every dog and cat before they join their new family (plus

vaccines and a microchip) without raising the adoption cost for the community.

There are two reasons this program is so important. First, keeping the cost reasonable is important because there are so many shelters and rescue groups in the DFW area from which to choose. You don't have to be wealthy to be a good pet owner -- and if the cost to adopt in Cedar Hill is significantly higher than Dallas or other suburbs, the animals sitting in our shelter right down the road have a lower chance of being adopted.

The second reason pre-adoption spay and neuter is so critical goes back to those litters of sweet puppies and kittens. Adoption is wonderful, but if those animals aren't also sterilized, it's largely ineffective in reducing overpopulation and euthanasia rates. If an adopted animal gets pregnant, there are now several new animals, in addition to all those already waiting at the shelter for new homes. We work very hard to ensure homeless animals don't compound the overpopulation problem after adoption.

In the two and a half years since the Friends began the pre-adoption spay/neuter program, we have been a part of sterilizing over 2,800 animals adopted at the Tri-City Animal Shelter. That's thousands of dogs and cats that we've prevented from becoming part of the overpopulation epidemic.

A pre-adoption spay and neuter program may not be flashy. It doesn't typically produce those newsworthy stories that pull at your heartstrings and trend on Facebook. But, it's effective. It's proven. And it saves lives.

Will you partner with us? Your recurring gift of \$35 per month makes it possible to sterilize, vaccinate and microchip a dozen animals each year. On our website, you can schedule this

Continued on page 32



Pets in Our Community - Awareness For All

On Sunday March 6th two large pit bulls viciously attacked and seriously injured our 3 dogs after the pits got over two fences and into our enclosed back yard. My husband was bitten several times trying to wrestle the pits off our dogs. A kind neighbor fired several shots at the dogs but missed. Everyone is recovering, but the vet costs are in the thousands of dollars.

This is NOT the first time these pit bulls have attacked. Months ago, they seriously injured a neighbor's dog in it's fenced back yard. The pit bulls were quarantined at that time, but returned to their owner after ten days. After that they escaped several times from their own enclosed yard (supposedly escape proof) and were well known to Cedar Hill Animal Control before the attack on our animals.

I URGE all pet owners to know the name and location of an emergency vet clinic. We did and it came in very handy in a time of much chaos.

It is ESSENTIAL all pets be properly contained in their own yards. Any animals seen roaming the street should be reported either to Grand Prairie Animal Control or Cedar Hill Animal Control, depending on where in Lake Ridge you live.

If you feel someone or someone's pet is in immediate threat from a roaming animal, please dial 911.

I am asking the Cedar Hill City Council to pass an ordinance for owners whose animals repeatedly escape their enclosures.

All property owners ****MUST**** feel safe and secure in their own yards and in our neighborhoods from inadequately controlled animals.

Felecia Hays

341 Rolling Oaks Ridge

EDITORS NOTE:

Thank you Felecia for bringing this story to the community.

Pet owners need to take responsibility for their animals --- in all regards. Keeping them confined in their own area is one thing, but the needs of the animals must be met including taking proper care. An animal is less likely to stray from their environment if they are being taken care of...fed regularly, shelter from extreme weather conditions, and very important---paying attention to them. If you have a dog that is left in their domain, alone day and night with no attention, minimal food, water and limited shelter (or none at all)...WHY DO YOU HAVE A DOG? If you have a dog, take care of them. If you don't want the responsibility, then you don't need a dog.

Noted facts:

- The association gets numerous calls weekly about barking dogs, dogs that are out running around without collars, dogs that are behind fences but run to the fence and scare people to death.
- Calls of concern about animal welfare--- no proper shelter during the winter, no water, not being fed.
- And a reminder to all...dog breeding in our association is against the CC&R's. You will be subject to fines.

I encourage all of our neighbors to do the right thing. Take care of your pets. And I encourage all of our neighbors to be aware, and report bad situations to the Tri City Animal Shelter. Take a stand!

Regards

Tara Powers, Editor



**Tri-City Animal Shelter
& Adoption Center**

**1150 E. Pleasant Run Rd.
Cedar Hill, TX 75104**

Ph: 972.291.5335

Fx: 972.291.5340

Hours

Monday - Friday

10 a.m. - 6 p.m.

Saturday

10 a.m. - 2 p.m.

Sunday

Closed

Friends of Tri-Shelter - continued from page 30

donation to automatically be deducted from your account each month. You can, of course, also make a one-time donation. When our pre-adoption spay/neuter program is funded, it frees us to focus on providing lifesaving veterinary care, improving the lives of feral cats and many more programs we can only dream about right now.

Learn more about us at www.tricityfriends.org or email Executive Director Corey Thompson at director@tricityfriends.org with your thoughts or questions. We would also love to hear from you if you or your business are interested in sponsoring one of our fundraising events.

Thank you for your support!



**Cedar Hill Masonic Lodge No. 1380
American Flag 2015 Order Form**

208-A Houston St Cedar Hill, TX 75104
972-742-0438 (Bob Head) 972-839-6172 (Clark Stephenson)



CEDAR HILL ONLY

Fly the United States American Flag at home or your business on the following Dates:

Memorial Day, (Flag Day, Independence Day), (Labor Day, Patriots Day (9/11)) and Veteran's Day

The proceeds will be used to support Masonic and Community Charities, such as Dallas Scottish Rite Hospital for Children, Scholarships, Bridges Safe House, Food Pantry and general operating expenses. (Distributed by BSA Troop 541)

Name: _____ Date: _____

Company: _____

Address: _____

Cedar Hill, TX 75104 Residence: ____ Business: ____

Phone No: _____ Email: _____

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
No. of Flags _____	3' x 5' American Flag on a 10' steel pole	\$35.00	_____
	Note: Order 5 or more flags & the price per Flag is \$30.00		_____
		Grand Total \$	_____

Payment Attached: Yes No Cash Check No. _____



Property Owners Association of Lake Ridge

LOT OWNER'S RESPONSIBILITIES

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/homes**. 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 in Lake Ridge. Some gated communities maintain the right-of-ways and you may contact the office to get further information.

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.

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.

SERVICE PROVIDERS

-
- **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.

 - **Have Tractor Will Mow** - ernestbaley@sbcglobal.net - Ernest Baley - Office 972-291-1677, cell 469-254-3617 Lot Mowing, Cleaning and Tree Trimming and removal. 108 N. Potter, Cedar Hill, TX - Insured

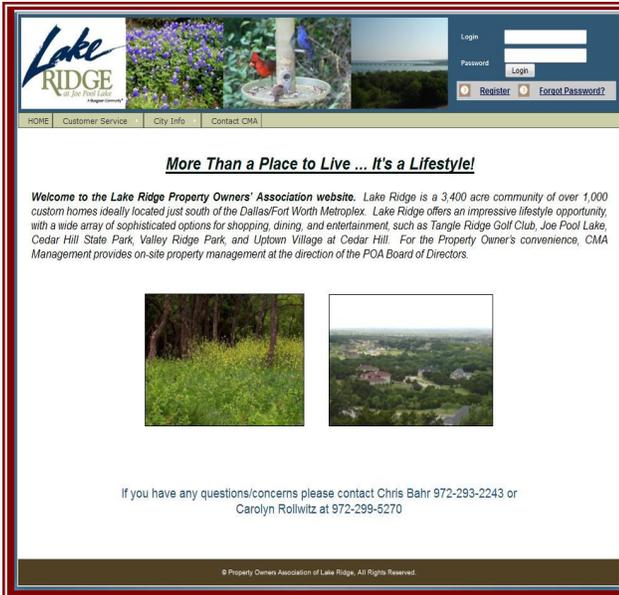
 - **Don Camp** - don.camp56@yahoo.com - Don Camp at 214-403-5870; Lots/Acreage and Residential yards from \$50. For all your landscaping needs call, text or send email to request an estimate.

 - **Platinum Lawn Care** - mapenson@gmail.com - Mark Penson - cell 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.

 - **Nazario Landscaping** - patriciastokes@hotmail.com Nazario - Call or text 469-766-7722; Lot/acreage mowing, tree trimming. Residential maintenance includes: mowing, flower bed maintenance, sprinkler repairs, fertilizer, and all necessary requirements for a manicured lawn.



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



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 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 if you do not receive emails.

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

