



# COMMUNITY NEWS

A PUBLICATION FOR RESIDENTS OF THE LAKE RIDGE COMMUNITY

## INSIDE THIS ISSUE:

Lake Ridge Charity Golf Tournament	1
Lake Ridge Financial Update	2
Q & A from Annual Meeting	4
Landscape Committee Report	6
Front Entrance Committee Report	6
Chief Ely Reyes	10
Thank You to Golf Sponsors	14
Lake Ridge Community— Keeping Crime Away	18
Meet New POA Staff	19
Lake Ridge Emergency Communications Team's Brief History	22
LRE Friday Fishing Club	23
Community News	24
Helpful Information from Tri-City Animal Shelter	26
A Gardener's Secret	28
Community Camera Registration Program	30
Cedar Hill News	31
POA of Lake Ridge letter	32

## Lake Ridge Facts:

- 3,400 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

## Lake Ridge Charity Golf Tournament

By Kay Davidson

The Lake Ridge Charitable Foundation hosted the 11<sup>th</sup> Annual Charity Golf Tournament on November 3, 2018, at Tangle Ridge Golf Course in Grand Prairie, TX.

The weather was beautiful and the golf course was in great shape! Over 100 players showed up around 7:30am for a light breakfast. They had the opportunity to check out the raffle items as well as the auction items. Then we all headed out to the putting green for a chance to win that contest! The shotgun start began at 8:30am. As players finished the rounds, they headed to the awards ceremony and were treated to lunch. All Pro Dads supplied lunch this year and quite a treat it was...including the fried Oreo Cookies!

We were able to support several charities from this tournament: Grand Prairie Food and Clothing Co-op, Bridges Safehouse, CHAT, PAWS for Reflections Ranch, Cedar Hill Shares, Pregnancy Resource Center, Children's First Counseling, Cedar Hill Police Department, High Rise Day Habilitation Center, Mission Cedar Hill, and All Pro Dads. All of these charities do amazing work in the community.

This tournament and support to the charities could not happen without the sponsor's generous donations. The sponsors were announced and thanked at the annual POA meeting on March 7, 2019, and their names are listed throughout the newsletter.

To date, the foundation has been able to give various charities about \$200,000.00. It has been an amazing journey for everyone who has been involved with this effort. We would love to have you join us!

We have already begun to prepare for next year's tournament, which will be held on **Saturday, November 2, 2019**. We welcome all golfers (and trust me...all levels of golf are welcome!) to join us for a great day of golf and getting to know others in our community!

We would eagerly welcome new members to this committee to help in lots of different ways. The more help we have, the better the results and the more we can support the charities!

If you have any questions or interest in joining this committee, feel free to contact the foundation at [lrcfinc@gmail.com](mailto:lrcfinc@gmail.com)



# Lake Ridge Financial Update

by Ed Shaw, Treasurer

**W**ith this being my first opportunity to serve as treasurer, I've quickly learned to appreciate how difficult of a task it is. We are well into our 2019 financial year and things are looking good. Here are the highlights thus far:

1. We have currently received approximately \$30,000 above our budgeted income.
2. We have significantly under spent as we were under budget in almost all categories showing a net 6% reduction in budgeted expenses. Contributing factors include: \$2,500 reduction in insurance premiums, \$900 reduction in phone costs, and \$20,000 under budgeted landscaping costs.
3. We currently are carrying a \$1.3M non-restrictive balance in our savings and \$117,000 in our reserve

So I'm sure many of you will see these numbers and ask; "If things are so good, why do we still need the special assessment?" Great question and the simple answer came this past February with the preliminary Reserve Fund Analysis Report. By the reporting recommendation, we should have 3X our current reserve balance now and 5X the annual contribution to be 100% funded. Before the finance committee could tackle the study's relevance, we had to properly educate ourselves on the operating budget and that took some time. We just started an evaluation of the study last month and plan to bring a recommendation to the board in September. The recommendation needs be in tandem with the initial 2020 budget draft. Our hope is to demonstrate sufficient monetary reserves to mitigate an acceptable financial risk to our capital assets. If you would like to help achieve this goal, please consider joining the finance committee.



*Bill Pierce, a resident of our Lake Ridge Community, has been recognized by the city of Cedar Hill for his dedication and continual service.*



**AG**  
**AUGUST GRAY**  
REAL ESTATE

**Lake RIDGE**

**NANCY HARDWICK**  
**214.906.1548**  
**nancy@attentionrealestate.com**

Specializing in lot sales at  
*Lake Ridge* since 1994

EQUAL HOUSING OPPORTUNITY    REALTOR®    MULTIPLE LISTING SERVICE    MLS®

## IMPORTANT NUMBERS

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

Catherine Kropf - 972-299-5270

Becky Hannah - 972-299-5270

FAX number - 972-293-7119

## ACKNOWLEDGEMENTS

**Editor** - Tara Powers

**Designer** - Charlotte Brown

**Copy Editing** - Kay Davidson, Tara Powers

**Contributing writers** -

Kay Davidson, Zandra Faris, Matthew Gaines, Tammy Miller, Tasha Penson, Bill Pierce, Ed Shaw

# Questions & Answers from the POA of Lake Ridge

## March 7, 2019 Annual Meeting

***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***

### **Homeowner Questions:**

**Q: When will the HWY 67 entrance to Lake Ridge be repaired? It's falling apart and looks terrible. Are there any plans to update the Lake Ridge sign on Hwy 67?**

**A:** The sign does not actually belong to the association. The developer – Bluegreen, placed the sign on that structure and we have permission from the city to light it and have the Lake Ridge sign. The association has placed lighting there as well. It has been discussed in the past that a similar sign, which is being built at the front entrance, be built there only on a smaller scale.

**Q: What are the procedures for having someone that is putting their items (wood blocks) on my property and to have them removed?**

**A:** Illegal dumping is against the law and all measures are taken to help prevent this from happening; however, contractors do not always follow the rules. If it continues, you might consider placing a "NO DUMPING" sign on your property and contact the on-site CMA manager with your concerns.

**Q: Why I do not receive any information about upcoming event in our community? What is the best method for getting information about upcoming events in our community?**

**A:** The association has a website that is utilized to make announcements. You will need to sign-in to your account and opt into receiving notifications. Events are discussed at the board meetings and the social committee continues to plan activities based on their budget constraints.

**Q: Is it possible to set up newsletter for such events in Lake Ridge HOA? Does the newsletter include information about events in our community?**

**A:** If homeowners come to the clubhouse prior to meetings, the events are communicated. Events are posted and advertised in the newsletter and in emails. They are also shared at the board meetings.

**Q: Is it possible to get annual meeting documentation, by email, several days before the meeting?**

**A:** Notice of Annual Meetings is mailed prior to the meeting times. Annual meeting documents can be posted prior to the meeting but are often modified up to the last minute as new relevant information arises.

**Q: "Could you please explain why it was necessary to cut water grass in ponds and kill water bird's nests?" Why does our community cut water grasses in ponds? Wouldn't this be a positive thing for water bird nesting?**

**A:** It was done to prevent lake eutrophication (filling in) and create better access around the lake. The birds have plenty of other areas of cattails and bulrush to do their nesting – both in ponds around Lake Ridge as well as creeks, streams and the shorelines of Joe Pool.

**Q: "I remember the cost of cobblestone being expensive. Is there not a stone choice that would be aesthetic and more cost effective?"**

**A:** When the past board made the decision to use stone instead of mulch, they picked the cobblestone product based on: aesthetically pleasing, reasonable cost, durability, heavy duty enough to standup to its location in the medium, size of stone covers real estate well. The current board considers this to still be the best decision and will continue to use that product throughout the community on future installs in order to maintain continuity of aesthetics.

Continued on page 8

Go confidently

# BASS BERRY + SIMS



Because the stakes are high, and sophisticated counsel and balanced boardroom advice are required at every turn.

CENTERED TO DELIVER.



# Landscape Committee Report

by Kay Davidson

The Landscape Committee continues working on several projects this year. The committee is made of John Marinos (chairman), Terri Stienbrenner, Gladys Stigger (secretary), Bill Pierce, and Kay Davidson (board representative).

We continue to have monthly "drives" through our neighborhood to look for drainage issues, unkept properties, and any issues that we might see. We turn our report in to the POA office compliance officer, Becky Hannah. The report will be addressed at the board meetings.

We are getting bids for the deck painting/ repair and will present our findings to the board for vote and action.

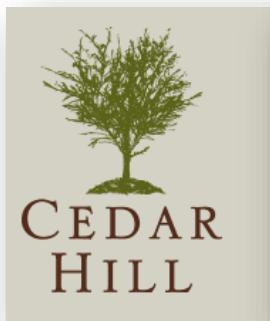
# Front Entrance Committee Report

by Kay Davidson

The Front Entrance Committee consists of Terri Stienbrenner (chairman), Gladys, Stigger, Kay Davidson (board representative). We are getting input from community members who excel in different roles for this project.

The design of the front entrance has changed considerably after 2 years in the making. We decided that since the RFP was not written to specifications of our design, we were best to stop activity on that project and re-bid the project. Currently, we are nearing completion of that phase of the project and hope to have the RFP sent out to our various contractors. We will, of course, use the same contractors that we used before and add any as they show interest. We are very hopeful that we can begin this project soon. The plan will be presented to the Board prior to sending the RFP's to contractors and a sketch of the design will be available for community members to view as well.

We decided that the best plan for the wing walls to the east and west of the median is to remove the columns with the stone roof tiles. As it turns out, that was a good idea as about the only thing holding them up is the roof! We will keep the pony walls, clean them up and redesign the landscaping in front of those walls. Lighting will remain. That project will begin once we have a signed easement agreement from Southstar, the current owner of the land and we have a final decision on the median design with a contractor selected.



## CONTACT US

**City of Cedar Hill**  
285 Uptown Boulevard  
Cedar Hill, TX 75104

Phone: 972-291-5100  
**After Hours:** 972-780-6643  
Staff Directory



# your choice for post-acute healthcare



Diversicare is a respected provider of post-acute healthcare services. Whether your medical needs are short-term rehabilitation, complex medical care or long-term care, our center has a comprehensive team to provide high-quality healthcare. We can meet your inpatient rehabilitation needs. We strive to live out our mission to **improve every life we touch by providing exceptional healthcare and exceeding expectations.**

**Contact us for more information.**

---

Diversicare of Lake Highlands  
9009 White Rock Trail  
Dallas, TX 75238  
(214) 355-3300  
[www.diversicareoflakehighlands.com](http://www.diversicareoflakehighlands.com)

Treemont Healthcare & Rehabilitation Center  
5550 Harvest Hill Road, Suite 500  
Dallas, TX 75230  
(972) 661-1862  
[www.treemonthealthcare.com](http://www.treemonthealthcare.com)



## **Questions & Answers-Annual Meeting** - continued from page 4

**Q: "Who counts online votes?"**

A: The owner of the software tool used would do the counting of votes put into the software tool. We will see the metrics out of the software's reporting tool.

**Q: "Why is there a consideration for another park on Koscher Drive? There is a park on Prairie View Drive not far from Koscher that should have a lot of improvements to it."**

A: The thought of having a park on Koscher is just that a thought. There is a plot that is owned by the City of Grand Prairie and if that city would consider adding a park there, it would just add an amenity to the community. The park on Prairie View Drive is owned and operated by the City of Cedar Hill and is not the responsibility of the association. If you see that the park is in need of attention, please contact the on-site POA manager so she can contact the city or you can directly contact the city parks office.

**Q: "What is being done to reduce/eliminate the accidents on Prairie View at cross streets? I recommend replacing shrubs that grow over 1' tall and plant lower growing shrubs."**

A: The shrubs on Prairie View were cut back considerably. Once funds are allotted for the medians those areas will be re-landscaped. The plants that are there now are in need of replacement and it is hoped that the median on Rohne will be the future design of all medians on Prairie View.

**Q: "Is there a plan to install traffic signals at the intersection of Lake Ridge Parkway & Lake View Drive?"**

A: The City of Cedar Hill did a study several years ago and determined that the intersection did not meet the requirements for a signal light.

**Q: "The trees on Prairie View are under attack by a parasite mistletoe. Please address this issue."**

A: This is being addressed

**Q: "At the last meeting we attended, we agreed to slow traffic down on Lake Ridge Parkway, speed bumps, something."**

A: It was agreed that traffic does need to slow down but not agreed that the association would slow traffic as these are city streets. You may call the police station to report your concern and/or call the on-site manager at the POA office with your concerns and she will forward that information on to the Cedar Hill Police.

**Q: Traffic has been estimated traveling at 60 mph. This is our neighborhood with children. What is the board doing to ensure safer speeds are observed?**

A: This is indeed a concern. The association has no jurisdiction or authority over speeders. We have requested additional patrols in the area. We recommend you also contact the Cedar Hill Police and inform them of your concern and also ask for more patrols. If you have the time/location of frequent infractions, that information is very helpful to them.

**Q: This meeting eliminated property owners the ability to ask questions. It was nice to have the police and city manager, but this took up our time. Why?**

A: The city and the police department support the homeowners in Lake Ridge. We are happy that they have enough interest that they attend the meeting. The city also pays for water and irrigation between Lakeview and Prairie View. The Lake Ridge community also benefits from the police department as crime is almost unheard of in this community.

**Q: Can we use something like flipsnack for an online newsletter vs. paper?**

A: There is a communication committee working on various ways to communicate in our community.

Continued on page 13



Bedrock Homes, LLC is a custom home builder providing clients the convenience of the Design+Build method. Our highly experienced team of designers, project managers, and superintendents will guide your project from start to finish.

With over 20 years of experience building in the DFW Metroplex, we offer excellence in every phase of your project. As one of the premier builders in Lake Ridge, we bring the knowledge and expertise of the local area. We maintain an uncompromising effort in design, estimating, and construction, resulting in a premium custom home.

Call us today to make your dream home a reality in Lake Ridge!

**BEDROCK  
HOMES**  
LLC

1925 FT. WORTH HWY, STE 101 WEATHERFORD, TX 76086  
817-675-4434 • 817-253-6773 • [BEDROCKHOMESTX.COM](http://BEDROCKHOMESTX.COM)

# Chief Ely Reyes

by Tasha Penson



April 1, 2019 not only commemorates the date that Chief Ely Reyes's was sworn in as the new Chief of Police for Cedar Hill, but also marks his wedding anniversary to his wife of Romnee. I had the opportunity to meet with Chief Ely Reyes after his first full month on the job.

Chief Reyes was born and raised in Santa Clara, California until he was 15 years old. "Both of my parents struggled with drug and alcohol abuse at that time, so we moved to Texas where I lived with my grandma," said Reyes. Sitting under a myriad of shining badges that obviously marked his experience as a law enforcement professional, I was taken aback about how open and candid he was about his life growing up. "My father had seven brothers and a sister," said Reyes. His father's youngest brother inspired Reyes to become a police officer. "He was kind of my mentor," said Reyes. "He went to the army and then he became a police officer."

Reyes followed his uncle's path to the military right after high school, serving six and a half years. He initially worked in the intelligence field. "I spent my first two years

in Panama," said Reyes, "then I got stationed in Fort Carson in Colorado." Reyes always knew that he wanted to be a police officer, so he decided to reenlist in the military to become a Military Police Officer. "I went to MP school. Then I spent a year in Korea," said Reyes.

His military police career eventually brought him back to Texas. "I went to Fort Hood after Korea, said Reyes. But it wasn't very long before he was deployed again. This time he was sent to Guantanamo Bay Cuba. "We did security for the Cuban refugees," said Reyes. As he talked about his military history, I was both shocked and impressed at how nonchalantly he recollects serving in Cuba and Korea.

It was after his time in Cuba that his military enlistment came to an end. However, his public service continued. He soon got hired by the Austin Police Department, which has over 1800 sworn police officers and close to 700 civilians. Reyes served for nearly 23 years in a range of positions while at the Austin Police Department, including becoming the Assistant Chief over the communications center which houses two hundred 911-call takers and dispatcher. "When I got promoted to detective, I decided that I was going to use my G.I. benefits to go back to school," said Reyes. He enrolled into Texas State University in San Marcos where he earned his bachelor's degree. He later went on to earn his master's degree.

Chief Reyes's family was still living in small town south of Austin called Buda when he became chief. His wife, Romnee, their 11-year old daughter and 9-year old son joined him in Cedar Hill once the school year ended. He admitted that the children were a little nervous about the move. "They were nervous about going to new schools and meeting new friends," he said.

However, it was obvious that Chief Reyes was ready for the transition. "When you grow up in a large department like Austin, you pretty much top out at the rank of Assistant Chief," said Reyes. "Most large agencies don't often hire chiefs from within. They usually bring someone in from the outside," he continued. Reyes knew that he wanted to be a Chief of Police. So when he heard about the opening for Chief of Police in Cedar Hill he talked to a few friends and came out to visit the city. "My family and I came out to visit the area. We went camping at Joe Pool Lake and wanted to see if it was a place that everyone would feel comfortable," said Reyes.

Continued on page 20



**UNITED**  
**PROPANE**

Clean Texas Energy



A builder with a strong build-on-your-lot program. You can save money as well as the hassle of hiring their own architect and general contractor. Winston Homes will assist you with site evaluation, floor plans, permits, construction, and even financing.

100 Lake Ridge Parkway Cedar Hill, TX 75104  
[www.winstonhomes.net](http://www.winstonhomes.net) 972-495-7607



We don't just provide care.  
**We DO Care.**

As the only hospital in DFW specializing in orthopedic and spine disorders, we care about the health of our patients. We don't stop there, we care about the entire community through our support of programs benefitting all walks of life. That's a message from the heart, from us to you.

**BaylorArlington.com**

**Call 855.41.ORTHO today.**



FINANCIAL INTEREST DISCLOSURE Baylor Orthopedic and Spine Hospital at Arlington is a hospital in which physicians have an ownership or an investment interest. The list of physician owners or investors is available upon request. We are fully licensed by the state of Texas and Medicare certified. Our facility is also accredited by The Joint Commission. We are an affiliate of United Surgical Partners International, and partnered with local physicians. Physicians are members of the medical staff and are neither employees nor agents of Baylor Orthopedic and Spine Hospital at Arlington, United Surgical Partners International, Baylor Scott & White Health, or any of their subsidiaries or affiliates. Baylor Orthopedic and Spine Hospital at Arlington complies with applicable Federal civil rights laws and does not discriminate on the basis of race, color, national origin, age, disability, or sex.

**Questions & Answers-Anual Meeting** - continued from page 8

**Q. Is there a plan to widen/improve Texas Plume road, as the only (best) way to drive to Cedar Hill from that area of Lake Ridge community?**

A: This is a city/county road and the association has no say in this decision.

**Q. "Please enforce no retail and commercial business at Lake Ridge." Are retail and commercial businesses allowed in LR?**

A: There are no areas within Lake Ridge that are zoned retail or commercial. Just the two areas at the entrance and those are somewhat restrictive. The association does have control over the median at the entrance and controls the possibility of a cut for access. If you suspect or know of a business operating in a home, please contact the on-site CMA manager.

**Q "Median growth of cactus needs to be controlled or changed."**

A: Notify the on site CMA manager and send pictures if possible. We will take necessary action to rectify the situation. The only cacti in medians in LakeRidge are along Lakeview Drive.

**Q. Work with the city of Cedar Hill to make our park a family destination year round. Including food truck days and other planned events monthly**

A: The city of Cedar Hill Neighborhood Services plans these events. The association has not budgeted for this type of event other than NNO in October and hopefully one other event during the year. This is a great idea and perhaps contacting the Cedar Hill Neighborhood Services Department, you could offer your suggestions.

**Q. Keep medians along Lake Ridge well maintained. What should I do if I notice a median that needs maintenance?**

A. Notify the on site CMA manager and send pictures if possible. We will take necessary action to rectify the situation.

**Q. Recruit people for committees beyond friends and supports. When committees are formed, please add people who are not just friends of the board**

A. Committees were formed by including ANYONE who volunteered to be on a committee. No one was excluded. If you wish to be on a committee, contact the POA office and the appropriate committee chairman will contact you. No consideration was given to relationship to current board members.

**Q. Tennis Courts: Can our community consider adding tennis courts?**

A. The association has asked the city to add tennis courts in the past, and funds were not available.

**Q. Pickleball courts – fastest growing sport in USA. Can our community consider adding pickleball courts?**

A. The association does not own a large enough property to build a pickleball court unless a portion of the area by the clubhouse is utilized. This would be an item that would need to be researched to see if there is community interest and available funds. It has been passed on to the board for consideration.

**Q. More Community events - Is there a plan to hold more community events? I've enjoyed these in the past.**

A. We have recently formed a committee to focus on events. We anticipate more frequent events in the near future. When budget allows more events will be planned.

**Q. Restock Valley Ridge pond - Any chance we can restock Valley Ridge Pond?**

A. Valley Ridge Pond is city owned. We recommend contacting the city with this concern.

# A big “Thank You” to all our sponsors for the 2018 Golf Tournament!

## Title Sponsor

Baylor Orthopedic and Spine Hospital

## Premier Sponsors

Bass, Berry & Sims, PLC  
Diversicare of Lake Highlands

## Platinum Sponsors

Bedrock Custom Homes  
United Propane

## Gold Sponsor

Winston Custom Homes, LLC

## Silver Sponsor

HILCO Electric

## Awards & Reception

Classic Chevrolet

## Hole-in-One

Anthony Sampson Allstate  
Chris Parvin, Estate & Probate Law  
Realty Plus

## Putting Contest

Edible Arrangement

## Closest to the Pin

Clark-Patton Insurance Agency  
Holcim Quarries  
Pond Medic  
Scarborough, Medlin & Associates  
White Rhino Coffee

## Hole Sponsors

A & A Real Estate  
All American Foundation Repair  
Anytime Fitness in Lancaster  
Ash Grove Cement Co.  
Barclay Custom Homes  
Benjamin Franklin Plumbing  
CMA Management  
Falzett Holiday Lighting & Painting  
Houk Air Conditioning  
Landworks  
Joshua Homes  
MBR Foundation Repair  
Minuteman Press  
North Texas Basement  
Orion Access Systems  
RKS Group  
Unbelievable Homes, LLC

**Mark your Calendar**  
**November 2, 2019**  
**2019 Golf Tournament**





115 East Main Street  
Itasca, TX 76055-0127  
800-338-6425



1101 W. State Highway 114 | Grapevine, TX



617 Uptown Blvd., Ste. 105  
Cedar Hill, TX 75104  
972-293-2848  
[www.edible.com](http://www.edible.com)

## The Sellmore Team/Realty Plus

2920 Furneaux Lane  
Carrollton, TX 75007  
972-345-6867  
[homesandloans@gmail.com](mailto:homesandloans@gmail.com)



The top half of the advertisement features the Scarborough Medlin Associates logo, which includes the company name in a serif font with a red ampersand, and the text "A PROFESSIONAL INSURANCE AGENCY WITH PERSONAL SERVICE". To the right of the logo is a photograph of a modern, multi-story office building with glass windows, set against a blue sky with white clouds. There is a small fountain in the foreground.

The advertisement for Clark-Patton Insurance Agency, Inc. features a logo on the left consisting of a red and blue oval containing a white silhouette of the state of Texas. To the right of the logo, the company name "Clark-Patton" is written in large, bold, red and blue letters, with "Insurance Agency, Inc." in a smaller, red sans-serif font below it.

The advertisement for Holcim features a logo on the left consisting of a red circle with a black diagonal line through it, resembling a stylized 'X'. To the right of the logo, the company name "Holcim" is written in a large, bold, gray sans-serif font.



**PARVIN**  
—LAW GROUP, P.C.—

**469-607-4504**



**Allstate**  
You're in good hands.

SAMPSON FINANCIAL SERVICES

**Anthony Sampson**  
[asampson@allstate.com](mailto:asampson@allstate.com)  
Phone: 817-784-1815



## LAKE RIDGE COMMUNITY--- KEEPING CRIME AWAY

We are living in one of the safest areas in Southwest Dallas.

The Lake Ridge community although, "Not without crime", has a very limited amount of crimes reported.

Please always be proactive - stay safe by following simple rules:

- Be aware of your surroundings
- Be observant
- Keep doors and windows locked even if at home - close garage doors
- Keep vehicles locked and don't leave valuables visible in your vehicle
- Be aware of those knocking at your door
- Get to know your neighbors - partner with them to keep your area safe
- If you see anything suspicious - don't hesitate to call it in

We have an incredible community and an incredible Police Department that works hard to keep us safe and protected.

As a side note, we have Chris Malone as our Lake Ridge Patrol Officer. He can be reached at 972-291-5181 ext. 2186.

**Non Emergency: 972-223-6111**

**Emergency: 911**

Thanks to all and let's keep Lake Ridge Safe!

**CRIME SCENE DO NOT CROSS**





## MEET CATHERINE KROPP...OUR NEW LAKE RIDGE POA MANAGER

My name is Catherine Kropp, I have been in this type of business for 10+ years. I really enjoy my job and look forward to what the future will bring here at Lake Ridge. I'm a soccer and volleyball mom of a beautiful 11 year old. I also play volleyball for a power competitive adult team, and coach volleyball for a 6<sup>th</sup>- 8<sup>th</sup> grade girls team. I try to stay very active out of working hours. I'm in a bowling league and volunteer at my church very often. I'm going on my second year of marriage in October, but consider myself a newlywed even though I have been with my husband for 8 years. I'm very excited to be here, and very excited to start this new journey with everyone.

On-Site Community Manager

[ckropp@cmamanagement.com](mailto:ckropp@cmamanagement.com)

## MEET BECKY HANNAH...OUR NEW LAKE RIDGE COMPLIANCE COORDINATOR AND ADMINISTRATIVE ASSISTANT

Becky joined CMA and Lake Ridge in April of 2019 as the Compliance Coordinator and Administrative Assistant. She has 7 years of on-site and portfolio Commercial Property Management, Construction Site Management, and Project Management experience. Prior to Commercial Property Management, she worked in Non-Profit Fund Development and Escalation Customer Service for prisons across the US and Canada.



Becky has 3 children and is a member of the Special Education Transition Committee for their school district. She is also a hobby photographer and volunteers at local animal shelters to transport medically in need animals to rescues and foster homes.

Compliance Coordinator/Administrative Assistant

[bhannah@cmamanagement.com](mailto:bhannah@cmamanagement.com)

## Chief Ely Reyes - continued from page 10

The scenic community, the location, and the conversations with fellow officers made the move to Cedar Hill appealing to Reyes and his family. But that wasn't the only thing. "Being in a large department, it is hard to get to know your employees and I have been missing that," said Reyes. "I was supervising about 600 employees, so I didn't have the opportunity to develop those personal relationships," added Reyes. He also felt like being at Cedar Hill will provide him an opportunity to interact with the community a lot more.

The desire to build relationship with his employees and the community is Reyes's top priority. "I am spending 30-minutes with all of my employees so I can get to know them and gain some insight from them about the department," said Reyes. "I have also been spending a lot of time out on patrol with the officers, and a lot of time out in the community at community events," he said.

Moreover, it is clear that Reyes wants to get a sense of what this community expects from its police department. "As a police department we have to constantly be building relationship in the community," said Reyes. "We have to establish trust, and ensure that the community knows that they can call on us when they need us. We can't wait for something bad happen," said Reyes. He talked really forthrightly about his desire to build a "community trust bank" and community support coalitions. "We have to make sure that the community feels confident that the police officers are doing a good job and making good decisions. I really want to instill that with our patrol officers," said Reyes.

Reyes admitted that he was grateful for the amount of community support that the Cedar Hill Police Department receives. "I will tell you that the amount of community support that this department gets from city management, city council, and the mayor is tremendous. That is one thing that I have been amazed to see here," said Reyes. "I just have to keep this ship steering straight," he added. He has also had an opportunity to meet the other area Chief of Police as well. "The mutual aide agreement is imperative for these smaller departments and cities."

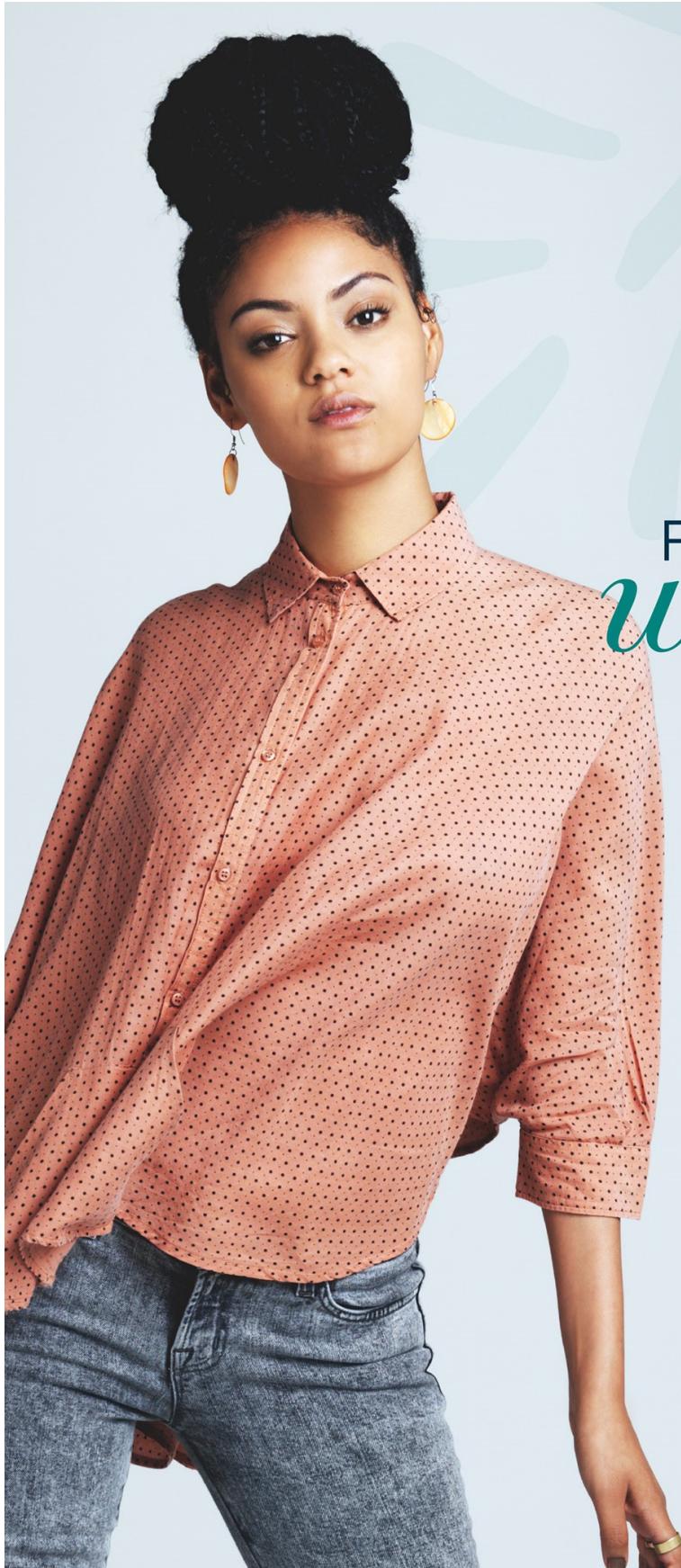
Reyes talked about how crucial it is for his department to have a strong working relationship with other Police Departments. He reflected on the bombing incident that happened in Austin. "That is one incident that I will remember for the rest of my life," he said. For Reyes, the support that Austin PD received from other agencies was indispensable. "Being a large agency, we didn't have enough capacity to do what we needed to do. We had support from all over the state. There was a tremendous amount of federal and local support. A lot of people put a lot of hours into that investigation. The whole team did an amazing job."

For Reyes, that type of community and support is what he hopes to extend to the City of Cedar Hill.

The screenshot shows the homepage of the Lake Ridge Property Owners' Association website. At the top, there is a banner featuring a bluebonnet field and a birdfeeder. Below the banner are navigation links for 'HOME', 'Customer Service', 'City Info', and 'Contact CMA'. To the right of these links are 'Login' and 'Logout' fields, and buttons for 'Register' and 'Forgot Password?'. The main content area features a headline 'More Than a Place to Live ... It's a Lifestyle!' followed by a paragraph of text about the community's amenities and property management. Two small images are displayed below the text: one showing a close-up of green bushes and another showing a panoramic view of a residential area. At the bottom of the page, there is a footer with contact information for Chris Bahr and Carolyn Rollwitz, and a copyright notice: '© Property Owners Association of Lake Ridge, All Rights Reserved.'

If you have not registered on the website, please do so 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. If you have registered but are not getting the emails, please contact either Catherine or Becky at the POA office



**FASHIONISTAS**  
*welcome*

EXPRESS • JAMES AVERY  
H&M • BARNES & NOBLE  
CHICO'S • LANE BRYANT  
ULTA • PANDORA  
VICTORIA'S SECRET

 **HILLSIDE VILLAGE**  
305 W. FM 1382  
Cedar Hill, TX 75104  
972.637.6300  
[shophillsidevillage.com](http://shophillsidevillage.com)



# Lake Ridge Emergency Communications Team's Brief History

By Bill Pierce

**T**here are three power grids in the United States - Eastern, Western and Texas. In case of EMP or GMP events, they will knock out all electric and electronic devices ...yes...no cell phones. **What happens** with no communications after a catastrophic event is within 24 hours you have **Fear and Chaos!**

Texas Senator, Bob Hall introduced SB83 bill in 2017 that relates to protection of energy critical infrastructure for electromagnetic, geomagnetic, terrorist and cyber-attack threats. On September 1, 2018 the bill failed. We are on our own!

The Lake Ridge Emergency Communications Plan is to provide news of what, when, where, why and how to our neighbors.

**Best Case Scenario:** Never need a plan

**Worst Case Scenario:** Catastrophic event and no plan

## Concept 1, 2, 3

**Fire Station 214** is our Command Post. The research on the Faraday Cage will continue, but we do have a plan that will protect a generator and electronic equipment needed in case of power grid failure. This research was directed by the Cedar Hill Fire Chief John Ballard and conducted by Captain Lloyd Turnbull who unexpectantly passed away September 19, 2018. Our prayers continue for his family and friends.

**Ham Operators** - what an amazing group of people. They are far ahead of the curve when it comes to communications under EMP and GMP events. In the upcoming year, we will be hearing a lot more regarding their part of the team. We have a few members of the Communication Volunteers that will step up and become Ham Operators

**Communication Volunteers** - We have received eight new members last year, so we now have thirteen total members. We have identified four neighbors that are first responders and one has joined our group. We will follow up with the other three. By the year end we should have six or seven first responders along with thirteen COP's and CERT members.

## VOULNTEERS NEEDED TO HELP BULID EMERGENCY COMMUNICATIONS TEAM

**Stop by the Lake Ridge Clubhouse and they will have forms for you to sign.**

## PLEASE BE AWARE . . .

If Hollings Branch Creek cuts through your property, please ensure that all logs and obstructions are removed from your section. If the lot next to you has obstructions and does not have a home, please consider removing the obstructions. All obstructions affect the flow rate of the water. Those that live up stream are affected when there is heavy rain. If you need help, please contact the POA office. We would like to have the creek cleared all the way to Joe Pool.

# LRE Friday Fishing Club

by Matthew Gaines, 5th grade teacher at Lake Ridge Elementary

Imagine yourself surrounded by twelve very excited children casting poles and slinging fishing baits in the water while being the only adult to facilitate the activity. Razor sharp hooks flying everywhere all while surrounded by the beautiful outdoors, snakes and coyotes included. For most individuals, that would be a terrifying concept or a liability nightmare. However, every Friday it is my reality, and for me, I'm just living the dream.

My name is Matthew Gaines, and I teach 5<sup>th</sup> grade science and reading at Lake Ridge Elementary (LRE) in Cedar Hill ISD. I am wrapping up my fourth year at this campus. I also fish local fishing tournaments with my beautiful wife of four years, Carol Gaines. Just this last year at the Texas Bass Couple's Championship, we came in 10<sup>th</sup> place out of over 100 boats and brought home over a thousand dollars. I love integrating my love of fishing with my passion for education as much as possible at LRE.



I started taking my classes to the local ponds three years ago. I had about 70 students the first year. We raised hundreds of dollars through big box store donors, but mostly through our amazing parents at LRE. Every scholar took home a pole that day after I taught them how to use it. The whole experience was amazing and I couldn't wait to make it an annual event. The event did not happen the following year, but this year however, I brought it back and added the LRE Fishing Club since the campus started Club Friday to expose scholars to various enrichment opportunities.

With the Fishing Club, I teach my scholars how to fish of course, but I also include lessons on etiquette, conservation, knot tying, environmental safety, and teamwork. We received \$2,500 dollars worth of fishing equipment through the IKE Foundation after I wrote them a proposal. I also changed the pond location this year. The LRE Friday Fishing Club and the whole class field trip took place at the pond across the street from LRE. I got permission to use the lake with my scholars. The fish were biting really good. I also made a new requirement this year to attend fishing events. Scholars needed to have passing grades or they at least had to be on the rise, and they had to have minimal behavior reports. Using the new pond and eligibility requirements made the fishing trips an absolute success. I am so thankful for the ability to use that pond because it has made it so much easier and affordable to provide my students with a rich, unique, and genuine learning experience in a field they can continue to use throughout their life. Those who participated brought home a new fishing pole and reel at the end of the day.



Fishing has helped me get through some rough times while growing up on the south side of Chicago. It always provided peace and quiet when the world around me was loud and moving fast. Unfortunately, I know several of my scholars also experience things like that. I hope and pray that after I take them and teach them how to fish, they will use fishing as a healthy activity to keep their mind right. My dad always said, "Get your kids hooked on fishing, and they won't be able to afford any other bad habits."

Speaking of my dad, the whole process of taking and teaching my scholars how to fish brings back those vivid memories of my father and I when I was little. I

Continued on page 30

# Community News



## Country Day on the Hill 2019

Saturday, October 12 in  
Historic Downtown Cedar Hill  
9am—6pm

Come join us for the  
82nd celebration of  
Country Day on the Hill

Check out: [www.countrydayonthehill.com](http://www.countrydayonthehill.com)



9:00 am - 1:00 pm

Ride with us as we work together to improve the welfare of homeless, neglected, and lost animals. 100% of proceeds will benefit the new Surgery Suite & Medical Center at Tri-City Animal Shelter, serving over 7,000 animals each year. Let's "Raise the Woof" on our new facility! We'll kick off from Longhorn Harley-Davidson in Grand Prairie, TX with a blessing of the bikers, ride around scenic Joe Pool Lake, and end at Tri-City Animal Shelter in Cedar Hill for a "Pit" Stop Pawty! Enjoy lunch, entertainment, prizes, and raffles. The Surgery Suite and Medical Center will be open for tours, and we will have meet and greets with adoptable animals (especially our amazing pitties!). Head to The Boxcar in Ovilla around 1pm for an after party. Fee waived pit bull adoptions for all riders and guests. Fee waived adoptions of any animal (dog, cat, pocket pet) for Veterans

## Holiday on the Hill FEATURING The Polar Express

*Thursday  
December 5,  
2019  
6 - 8 pm*

*Historic  
Downtown  
Cedar Hill*



There will be train rides, plenty of holiday kids activities, festive crafts, live performances, photos with Santa plus the official lighting of the City of Cedar Hill tree. You don't want to miss this FREE family event!



## Dog Day Saturdays

Dogwood Canyon Audubon Center will open up our trails every Saturday to you and your furry friends. All we ask is that you please follow our basic rules:

use a leash, clean up your mess, and have fun!

Dogwood Canyon is located at [1206 W Fm 1382](https://www.audubon.org/center/dogwood-canyon), and is open from 9 am - 5 pm. For more information contact Dogwood Canyon at 469-526-1980 or via email at [dcac@audubon.org](mailto:dcac@audubon.org)



**October 1, 2019**

**Lake Ridge Clubhouse**

**Starts at 6:00 pm**

**September is  
LIBRARY  
CARD  
SIGN-UP  
MONTH!**

*A library card brings stories to life!*

LIBRARIES TRANSFORM ALA Rakuten OverDrive Library Champions



**October 31, 2019  
6:00-8:00 pm**

**Historic Downtown Cedar Hill  
Free Family Event**

Don't miss the annual Scare on the Square in Downtown Cedar Hill. A free family event featuring a costume parade, trunk-or-treat, entertainment, giveaways and more Halloween fun!

### Cedar Hill Food Pantry

#### OFFICE HOURS

Mon & Wed	9:00am - 4:00pm
Tue & Thu	9:00am - 12:00pm
Fri	9:00am - noon
Sat	9:00am - noon

#### DISTRIBUTION HOURS

Mon & Wed	1:00pm - 4:00pm
Fri	9:00am - noon
Sat	9:00am - noon

PO Box 2694  
403 Houston Street  
Cedar Hill, Texas 75106  
972-293-2822 voice  
972-293-9009 fax

# Helpful information from Tri-City Animal Shelter

by Tammy Miller



**G**ot bats hanging around your house? Raccoons getting into your trash? Or maybe you've had an encounter with some of Cedar Hill's larger wild neighbors, like coyotes, bobcats or feral hogs. What should you do? Who would you even call to find out?

With over 34 years combined experience in the animal service industry, Animal Control Officers Shawn Burke and Jeremy Randolph have seen, heard, AND HANDLED it all!

January saw Officer Burke removing rattlesnakes from garages, and helping a bobcat find a new home.

Likewise, Officer Randolph had his hands full in 2018 when he found a lost coyote pup in need of help, and later, a family of foxes living under a church in Cedar Hill.

Not every call is as unusual as these. The most common wildlife complaints deal with skunks, opossums and raccoons. Each of these critters has a different way of getting into your yard or house and causing damage, disruption, or fear. If you aren't sure which one might be visiting you, give these officers a call and let them narrow it down for you. Then, they can work with you to find an appropriate and humane solution.

Some helpful tips for deterring critter visits are:

- Feed dogs/cats inside, or clean up their eating area outside. Wildlife will happily chow down on any left overs!
- Take your trash bins out the morning of pick up. Leaving them overnight is just an invitation for raccoons to pick through your garbage. A light spritz of bleach near the base of the cans can also sometimes aid as a deterrent.
- Keep those bins clean! No one wants to wash out the trash bin, but the smell carries much further than you think and attracts wildlife.
- Beware of bird and squirrel feeders! Much of the seed from these feeders finds its way to the ground, where skunks, opossums and raccoons can get at it. They'll thank you for the free buffet. When possible you may consider hanging these over a solid area such as a concrete patio so you will be able to clean up the spillage to prevent the buffet invite.
- Keep your yard free from pet feces. Hopefully you're already doing this. If you are struggling with finding the time to keep up there are companies available or you may even be able to strike a relationship with a budding high school entrepreneur using such resources as the Next Door app.
- Keep an eye on your foundation. Look for exposed areas cause by wind, erosion, or your own dog digging. Cover these up quick! Skunks are drawn to these areas and will try to take up residence under your house.
- Likewise, check the eves of your home for damage caused by squirrels, storms, or natural decay. Patch or repair these, as squirrels, opossums and even curious raccoons can find their way into your attic!

Finally, lets discuss coyotes! Anyone who leaves for work early in the morning has probably been treated to a sighting of one of Cedar Hill's coyotes. From High Pointe, to Lakeridge and everywhere in between, coyotes have formed small dens throughout our city and (for the most part) have lived quietly alongside we humans. However, events like those in Frisco are a good reminder that wildlife is truly wild, and sometimes unpredictable! All wildlife should be avoided, respected, and ideally understood.

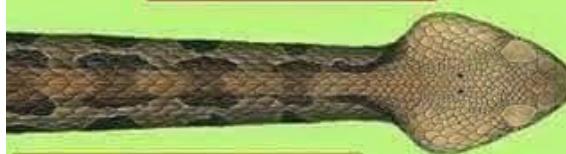
Coyotes are opportunistic hunters. They tend toward hunting individually for small rodents, rabbits, and fish. They have also been known to eat fruit and nuts, so be mindful of your garden! However, a small dog or cat left outside at night or early morning can be just as attractive. Larger dogs, or pets who's human owner is nearby have little to

Continued on page 29

# CASES OF MISTAKEN IDENTITY

A comparison of commonly confused Northeastern venomous and non-venomous snakes

## VENOMOUS



### Timber Rattlesnake

*Crotalus horridus*

- Recognized by a tall rattle, a shovel head, facial pits (see picture), and vertical pupils.
- Adult length: 36-54 inches
- Typically a yellowish color with brown or black bands down its back.
- Found in deciduous forests on rugged terrain.
- Hibernates in rocky crevices and dens.
- Endangered in several Northeastern states: NJ, VT, MA, and NH.



Facial Pit

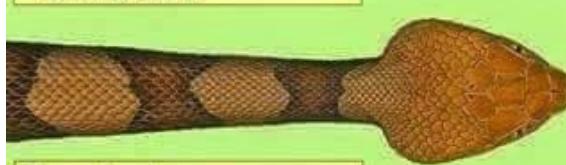
## NON-VENOMOUS



### Eastern Hognose

*Heterodon platirhinos*

- Distinguished by an upturned snout (see picture), lack of facial pits, and round pupils.
- Adult length: 18-45 inches
- Variable coloration; can be spotted yellow or all black.
- Found in woodlands with dry sandy areas.
- When threatened the hognose will flatten its neck and bring its head up off the ground.
- It may also play dead.



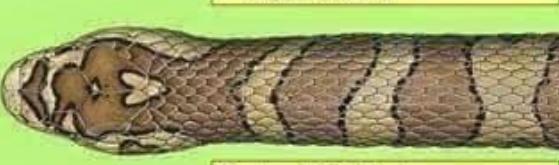
### Copperhead

*Agkistrodon contortrix*

- Recognized by a copper/brown/red shovel head, facial pits (see picture), and vertical pupils.
- Adult length: 24-36 inches
- Juveniles have tails with yellow tips.
- Found in forests, rocky outcrops, and farmland/fields.
- Endangered in MA.



Facial Pit



### Eastern Milk Snake

*Lampropeltis triangulum*

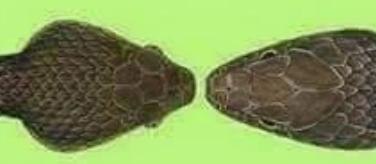
- Distinguished by a Y or V on the top of its head, tapered tail, a lack of facial pits, and rounded pupils.
- Adult length: 24-36 inches
- Typically has bands of red/brown/black down its body. Its underbelly is checkered white and black.
- Found in fields, forests, or rocky outcrops.
- Has a broad range across the Northeast.



### Cottonmouth

*Agkistrodon piscivorus*

- Recognized by black "hourglass" bands on its back, a flattened head, facial pits (see picture), and vertical pupils.
- Adult length: 30-48 inches
- When threatened the cottonmouth will expose a white mouth.
- Found near freshwater.
- Range does not extend further north than Virginia.



Facial Pit



### Northern Water Snake

*Nerodia sipedon*

- Distinguished by dark bands down its body, a narrow head, a slender body, a lack of facial pits, and round pupils.
- Adult length: 24-42 inches
- Coloration can be brown, reddish, gray, or black.
- Found near freshwater.
- Has a broad range across the Northeast.

#### Quick Tips:

- Venomous snakes are very rare in the Northeast.
- Snakes are shy creatures and will typically not attack unless disturbed.
- Venom is meant for prey, not protection.
- Non-venomous snakes will also vibrate their tails when agitated.
- All Northeastern species of venomous snakes have heat sensing facial pits and vertical pupils.

#### Why Are Snakes Important?

- Snakes are an essential part of ecosystems because they act as both predator and prey. Their absence can alter the balance of a food web.
- Snakes control populations of smaller animals. This directly impacts humans because smaller mammals can spread disease, for example the deer mouse that spreads Lyme disease.

Poster Design by Erin Capra  
Illustrations by Brittany LeBold



# A Gardener's Secret: Fall is the Best Season for Planting

by Zandra Faris, Dallas County Master Gardener

The weather will soon change to cooler days, and we all can get outside to garden and plant for the upcoming spring. It will be a great time to also plant fall color in your garden or containers with mums, fall aster, snapdragons, ornamental cabbage, and a beautiful carpet of pansies.

## OCTOBER PLANTING:

- ◆ Trees, hardy perennials, and shrubs: plant these in late month; and they will have plenty of time to develop strong roots. Do not plant any of these plants if they are tender for this area of Dallas County (zone 8).
- ◆ Early in the month, dig up and divide spring perennials such as irises, daylilies, Shasta daisies, coneflowers, and gladiolas. Replant in other garden areas, or these plants are great gifts for your friends and neighbors.
- ◆ Plant daffodils!

## NOVEMBER PLANTING:

- ◆ Prepare your soil with a good finished compost to help all plantings get off to a good start.
- ◆ Continue to plant shade trees, shrubs, and hardy perennials.
- ◆ Continue to follow any of the October planting information
- ◆ If you divide and replant listed plants above, water them immediately and apply a water soluble fertilizer.
- ◆ Plant perennial ryegrass for winter cover either in October or early in the month of November.



## DECEMBER PLANTING:

- ◆ Fruit trees - plant varieties that are for our North Texas area; recommendation is to go online to: [aggie-horticulture.tamu.edu](http://aggie-horticulture.tamu.edu); under fruit resources or search for varieties of North Central Texas.
- ◆ Winter-foliage plants - junipers, mahonias, nandinas, lorepetalum, and wintercreeper groundcover.



### Sign up for the upcoming Rain Barrel Workshop happening on September 23!

In partnership with [Texas A&M AgriLife Water University](#), the [Zula B. Wylie Public Library](#) and Environmental Services, the City of Cedar Hill is offering rain barrel workshops where you build and take home a working rain barrel. **Space is limited. Registration is required at \$50 per rain barrel.** Registration covers the cost of supplies including the 55 gallon barrel, faucet, screen, caulk and gasket. Cash and credit card payment may be provided upon entry.

For details:

<http://www.cedarhilltx.com/2267/Rain-Barrel-Workshops>



---

#### Tri-City Animal Shelter information - continued from page 26

injured or young coyote for a dog and getting too close. This may also be the result of someone's misguided attempt to help the wildlife by feeding them. This is a mistake and has been known to cause many issues for the wildlife and the compassionate citizens including danger and harm. Remember if you see any wildlife that you believe is sick, injured or just behaving abnormally, call animal control right away and let an officer respond. They have the equipment and the training to capture and remove these animals from the area to prevent injury to people or pets; remember that creativity and patience are often required.

If you see a coyote that appears healthy, stomp your feet, clap your hands and yell at it! Let it know you don't want it on your property. A healthy coyote will be intimidated by approaching humans and will run away. Pennies kept in an old coffee can or other similar device are great noise makers and can be left near the door or in the garage to use when a coyote is sighted near the home.

Further questions, or concerns about wildlife in Cedar Hill you can reach Officers Burke and Randolph through SWRCC at 972-223-6111. You will be asked to leave a message but they will call you back quickly. As an extra benefit, our Tri-City Animal Shelter & Adoption Center is proud to have a wildlife rehabber as part of their team. Dorothea Baffour specializes in possums but is happy to be a resource for any wildlife questions. Additionally, [www.911wildlife.com](http://www.911wildlife.com) is a wonderful resource for information about our furry neighbors!

**Tri City Animal Shelter Director**  
1150 E. Pleasant Run Rd  
Cedar Hill, Tx 75014  
[Tammy.Miller@cedarhilltx.com](mailto:Tammy.Miller@cedarhilltx.com)

## Community Camera Registration Program

The City of Cedar Hill is excited to announce a new voluntary Community Camera Registration Program designed for residents and businesses to register their address as a location operating a security camera system.

As security camera systems continue to become a more affordable and desirable crime prevention and detection tool, our Community Camera Registration Program offers an opportunity for citizens to partner with us to allow for the quick identification of possible locations where video evidence may be present following a crime.

The Community Camera Registration Program is strictly voluntary and does NOT provide us access to security camera systems that are privately owned by participants. Our program is modeled after similar programs already in several cities in the DFW metroplex and across the country.  
Again, it's strictly voluntary.

To register, check out this link:

<http://www.cedarhilltx.com/2230/Community-Camera-Registration-Program>

or contact Officer Ann McSwain at (972) 291-5181, ext. 2511, if you have further questions.



### LRE Friday Fishing Club - continued from page 23

remember catching my first fish with him and many more over the years. It was how we bonded and became so close. To my memory, my dad and I never had an argument with each other. We would talk it out at the lake. I learned more things from him while waiting for our bobbers to move than anything. It was a time I could listen to him and he would listen to me.

As a teacher, most of my scholars catch their very first fish while I am with them, and it is truly an honor to share that memory with them. Every time we head to the pond, it feels like a little piece of my dad lives on as I teach my scholars the same things he taught me. If that isn't a genuine learning experience, I don't know what is.

Folks, we are doing some really amazing things at LRE. If fishing isn't your thing, we have several other clubs to join and experience. We have a lot of fun here while we learn. Come check us out or perhaps volunteer at the school. I am constantly in need of anyone who knows how to bait a hook or take a fish off to help out on Fridays.

Matthew Gaines

Lake Ridge Elementary 5<sup>th</sup> Grade Teacher

[Matthew.gaines@chisd.net](mailto:Matthew.gaines@chisd.net)

Check out the club and my classroom on Twitter: @mrgaines\_sciguy

Principal Ms. McCullum Twitter: @MMcCullum\_iLead

Lake Ridge Elementary Twitter: @LRELonghorns

*On a side note, I provide advertisement for a small fee while I fish tournaments.*

*If interested, please email me at [MrGBass@gmail.com](mailto:MrGBass@gmail.com) for more info.*

# Cedar Hill News . . . From Those That Serve & Protect Us!



Congratulations to the Cedar Hill Police Department's Police And Community Team (P.A.C.T.), who received the following awards at the Texas Crime Prevention Association's annual conference in July. This is the first time in the association's history that a single agency won all four of these awards in a single year. These awards represent the strength of community partnerships and efforts to keep Cedar Hill safe.

Crime Prevention Specialist of the Year (Small Agency) – Rhonda Stanbury

Crime Prevention Specialist of the Year (Overall) – Ann McSwain

Crime Prevention Manager of the Year – Norman Hammel

Crime Prevention Agency of the Year (Small Agency) - CHPD



## Change Your Clock - Change Your Battery

Twice a year, in the days leading up to time adjustment for Daylight Saving Time, the Cedar Hill Fire Department would remind everyone to complete an important task in addition to adjusting their clocks. When you change your clock - change the battery in your smoke alarm and carbon monoxide (CO) detector as well.



## Property Owners Association of Lake Ridge

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.
  - **Don Camp** - [don.camp56@yahoo.com](mailto:don.camp56@yahoo.com) - Don 214-403-5870 - Lots/Acreage and Residential yards from \$50. For all your landscaping needs call, text or send email to request an estimate.
  - **Have Tractor Will Mow** - [ernestbaley@sbcglobal.net](mailto:ernestbaley@sbcglobal.net) - Ernest Baley - home 972-291-1677 or cell 469-254-3617. - Lot mowing, cleaning and tree removal. 108 N. Potter, Cedar Hill, TX - Insured.
- 

Continued on page 33

**POA Mow Letter** - continued from page 32

- 
- ➡ **Nazario Landscaping** - [patriciastokes@hotmail.com](mailto:patriciastokes@hotmail.com) - Call or text 469-766-7722; Lot/acreage mowing, tree trimming. Residential maintenance includes: mowing, flower bed maintenance, sprinkler repairs, fertilizer, and necessary requirements for a manicured lawn.
  - ➡ **Clint's Lawn Care** - Some lots as low as \$40. Chase QuickPay with Zelle accepted. Before and after pictures will be sent. Call or Text for a quote. Cell: 469-245-3682 Email: [clintlawncare@yahoo.com](mailto:clintlawncare@yahoo.com)
- 

We appreciate your cooperation and thank you in advance for your help with maintenance and keeping Lake Ridge a premier community. Remember, the cost of sending out violation notices costs the Association, which is you.

## **FIRE HAZARDS**

**NOTICE: Please remove or have your service provider remove dead trees on your property in order to help reduce fire hazards.**

Best Regards,

*POA of Lake Ridge Board of Directors*

### **Communications Information**

#### **Email Web Telephone**

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

[websiteinfo@lakeridgepoa.org](mailto:websiteinfo@lakeridgepoa.org) (Web)  
[www.cedarhilltx.com](http://www.cedarhilltx.com) (Cedar Hill)  
**972-291-5100** (City of Cedar Hill)

[www.gptx.org](http://www.gptx.org) (Grand Prairie )  
**972-237-8000** (City of Grand Prairie)

[www.lakeridgepoa.org](http://www.lakeridgepoa.org) (Request to Login)

### **Committee Information**

To join a committee or volunteer your time, please send an email to:

Architectural Control Committee  
[architecture@lakeridgepoa.org](mailto:architecture@lakeridgepoa.org)

Communications Committee  
[communications@lakeridgepoa.org](mailto:communications@lakeridgepoa.org)

Finance/Legal Committee  
[finance@lakeridgepoa.org](mailto:finance@lakeridgepoa.org)

Maintenance Committee  
[maintenance@lakeridgepoa.org](mailto:maintenance@lakeridgepoa.org)

Landscape Committee  
[landscape@lakeridgepoa.org](mailto:landscape@lakeridgepoa.org)

Board of Directors  
[board@lakeridgepoa.org](mailto:board@lakeridgepoa.org)

