



COMMUNITY NEWS

A PUBLICATION FOR RESIDENTS OF THE LAKE RIDGE COMMUNITY

SUMMER 2020

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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
- 1,270 homes in the Lake Ridge Community

Lake Ridge POA Launches A New Website

By Patrick Dale, POA Board Vice President

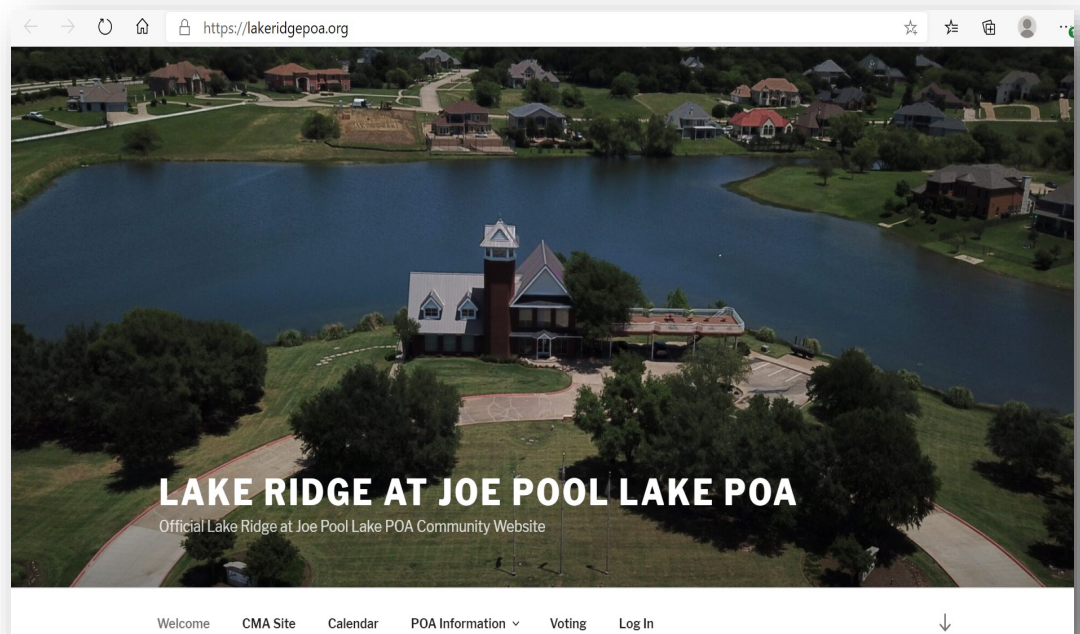
During June 2020, the Lake Ridge POA Communications and Technology committee launched a new community operated website: lakeridgepoa.org.

The goal is to have more content about our community available on the website. Some content like newsletters, maps and governance documents are available without a userid for anyone to learn about our Lake Ridge community.

We have also enabled a protected section for Lake Ridge property owners only with POA financial information and video recordings of the board meetings. If you don't have a userid, go to the login page and click register.

Links have also been included for the legacy CMA website to pay annual assessments and the online voting system.

If you have any recommendations on improving our Lake Ridge community website, please send an email to communications@lakeridgepoa.org.



Lake Ridge Annual Meeting Results

by Doug Skierski, POA Board President

Due to COVID-19, the Lake Ridge Annual meeting materials were distributed to homeowners and voting for Board candidates was held using an on-line voting capability as well as the ability to submit a paper ballot. An in person meeting was not held this year due to COVID-19 restrictions.

We reached a quorum that included 154 on-line votes - a good first run for the on-line voting portal.

[Congratulations](#) to our newly elected (or re-elected) Board members: Ed Shaw, Patrick Dale, Tara Powers, Jaqueline Jackson, and Antoine LeBlanc. As the top vote-getters, Ed Shaw and Patrick Dale have 2-years terms, beginning this year. Tasha Penson and Doug Skierski will continue to serve on the Board, serving the second year of their 2-year terms, which started in 2019.

As a result of the annual vote, the Lake Ridge property owners passed the \$35 per year reserve fund fee, which is a great step forward in responsibly managing the POA's assets. The \$35 reserve fund fee will be an assessment in addition to the \$250 annual assessment at the beginning of 2021. The current enhancement fees of \$125 will not be part of the 2021 assessments.

Below is a breakdown of the ballot results. Two things of note: 39 property owners submitted proxies for the purposes of quorum only ; i.e., they appeared but chose not to cast votes for or against anything. That is the "Proxy only" count. In addition, on average, homeowners only voted for three candidates, which is why the total votes do not add up to the number of voters times 5.

Ballots	Total	Online	Paper	Pres. Proxy	Proxy Only
	247	156	47	5	39
Candidates					
Ed Shaw	163	127	31	5	
Patrick Dale	157	121	31	5	
Tara Powers	156	118	33	5	
Jacqueline Jackson	145	111	34		
Antoine LeBlanc	98	82	16		
Mohamed Shawky	90	77	13		
Total	809	636	158	15	
Avg Cands on Ballot	3.3	4.1	3.4	3.0	
Enhancement Fee					
Yes	138	103	30	5	
No	49	45	4		
Present	39				39
Total	226	148	34	5	
Avg voters	91%	95%	72%	100%	
Avg Yes	61%	70%	88%	100%	
Avg No/present	39%	30%	12%	0%	

Continued on page 4



IMPORTANT NUMBERS

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

Susan Atkinson - 972-299-5270

Abbey Fox - 972-299-5270

FAX number - 972-293-7119

ACKNOWLEDGEMENTS

Editor - Gary Karnavas

Designer - Charlotte Brown

Contributing writers – Patrick
Dale, Landscape Committee,
Chad McCurdy, Bill Pierce, Ed
Shaw, Doug Skierski and Mary
Tengra



Annual Meeting Results - continued from page 2

Items of interest about Lake Ridge POA for 2019:

- 50 New homes submitted for ACC review
- Approximately 1,270 completed homes
- 22 properties changed ownership
- Clubhouse deck was refurbished
- Smart irrigation controllers were installed
- Clubhouse light sensors were installed
- POA's Management Activities
 - 84 ACC submissions processed
 - 1,713 violation letters were sent
 - 1,652 calls from homeowners were fielded
 - 472 delinquency letters were sent
 - 1,445 invoices were processed for payment

The new Board elected officers at the Board meeting held on May 19, 2020. The newly elected Board and officers are:

- Doug Skierski - President
- Patrick Dale - Vice President
- Ed Shaw - Treasurer
- Jacque Johnson - Secretary
- Antoine LeBlanc
- Tara Powers
- Tasha Penson



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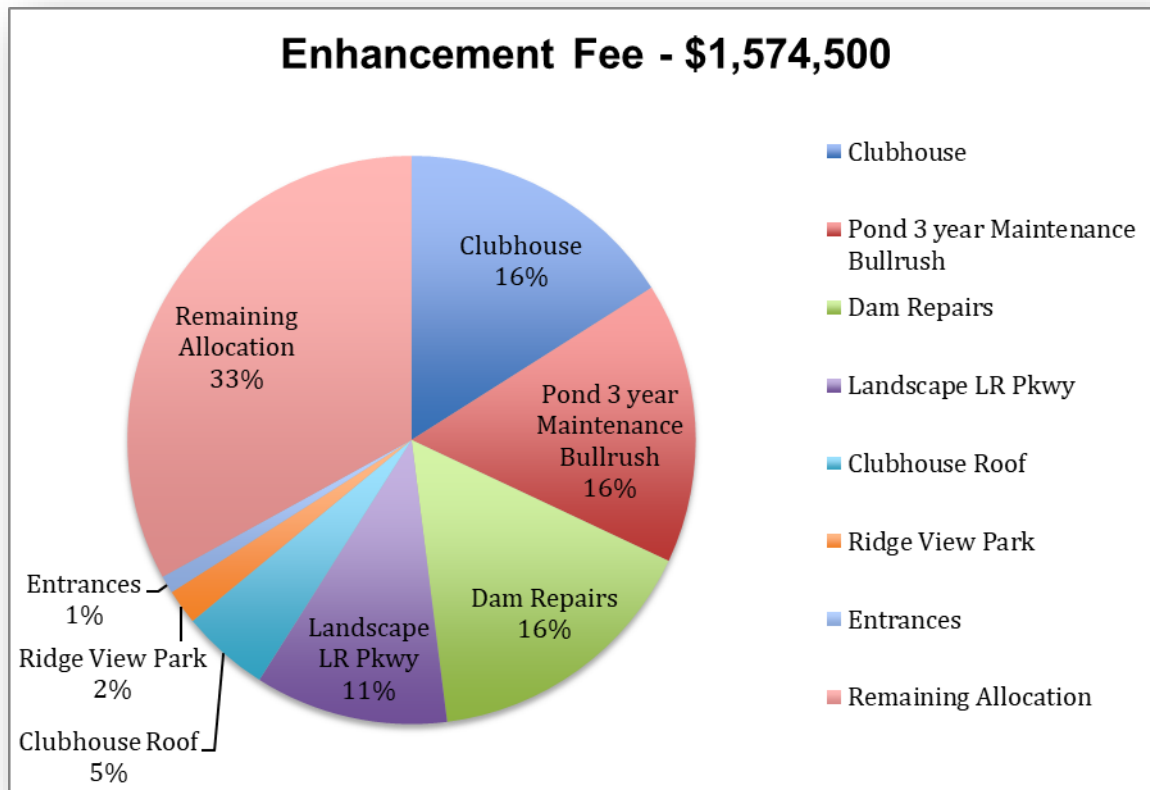
FINANCIAL INTEREST DISCLOSURE Baylor Orthopedic and Spine Hospital at Arlington is a hospital in which physicians have an ownership or an investment interest. The list of physician owners or investors is available upon request. We are fully licensed by the state of Texas and Medicare certified. Our facility 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.

Lake Ridge POA Financial Update

by Ed Shaw, POA Board Treasurer

Enhancement Fee Expenditures:

One of the questions often asked is what was accomplished with the \$125 annual Enhancement Fee. We have had a \$125 Enhancement Fee since 2015. The 2020 POALR assessments is the last year of this specific Enhancement Fee. The total enhancement fees for 2015-2020 were \$1,574,500. The following is the breakout of the use of those funds.



FY18 & FY19 Audits

Annually, POALR financials have an independent audit conducted. Our independent Audit of 2018, which was released in December 2019, stated that the financial statements represented fairly the financial position of the Property Owners Association of Lake Ridge as of December 31, 2018 and the results of its operations, and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America. The 2018 financial audit was presented to and approved by the Board earlier this year. The 2019 financial audit was also completed and found to be in conformity with accounting principles generally accepted in the United States of America. The 2019 financial audit was presented and approved at the June 2020 Board meeting. Audits are available on the POLAR website under documents, audits.

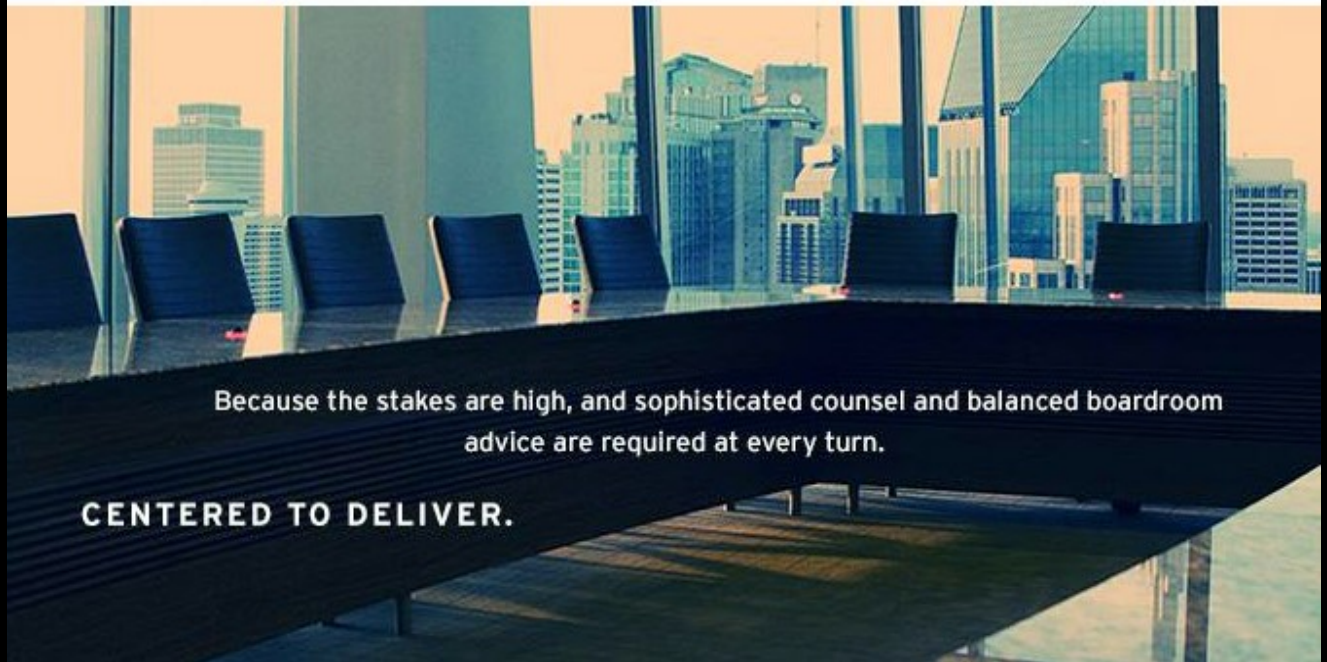
FY19 Budget Summary

The following table shows the Income statement for 2019 for POALR at the highest level of income and expenses. A detailed 2019 Income Statement and Balance Statement is available on the POALR website under documents, financials.

Continued on page 8

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

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2019 POALR Income Statement

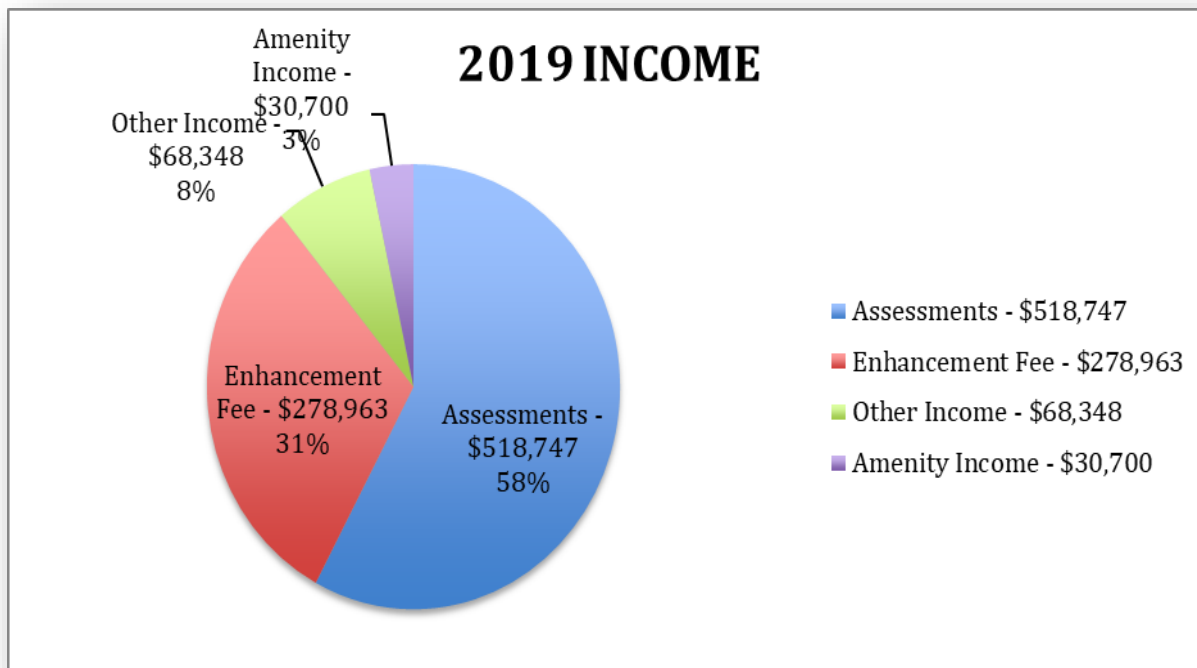
Description	2019 Actual	2019 Budget	2019 Variance
Operating Income	\$896,757.79	\$856,236.01	\$40,521.78
Operating Expenses	\$593,876.43	\$725,547.66	\$131,671.23
Net Operating Income	\$302,881.36	\$130,688.35	\$172,193.01
Less: Capital Improvements	(\$118,010.75)	(\$130,688.35)	\$12,677.60
Net Income	\$184,870.61	\$0.00	\$184,870.61

The 2019 Operating Income was \$40,521 greater than budgeted primarily due to interest earned was greater than budgeted and funds from violations were greater than budgeted. 2019 Operating Expenses were \$131,671 under budget. The major factors for the reduced costs in 2019 were:

- We were not fully staffed with on-site staff during 2019
- Professional fees and Insurance were less than budgeted
- Utilities were less than budgeted
- We had a reduced number of community activities which reduced costs
- Maintenance on the lakes and clubhouse were lower than expected

FY19 Financials

The following were the major income categories for 2019.



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MEET SUSAN ATKINSON...OUR NEW LAKE RIDGE POA MANAGER

Susan joined CMA on January 22, 2020 as an Association Manager at Lake Ridge and brings over 20 years of experience in management as a Sr. Construction & Project Manager, Landscape Architect and Facilities Services Manager for DFW International Airport. Susan earned a bachelor's and master's degrees at UT Arlington. Susan has been married for 35 years, with a son and a daughter, a three-year-old grandson, and a granddaughter that arrived in April. She is a life-long gardener & horticulturist living on a nine-acre farm! Her hobbies are beekeeping, chicken-raising, and fruit & vegetable production.

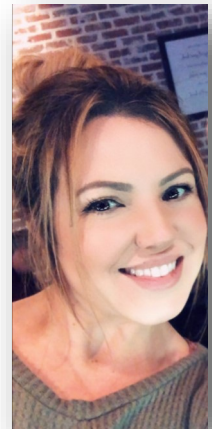
On-Site Community Manager
satkinson@cmamanagement.com

MEET ABBEY FOX...OUR NEW LAKE RIDGE COMPLIANCE COORDINATOR AND ADMINISTRATIVE ASSISTANT

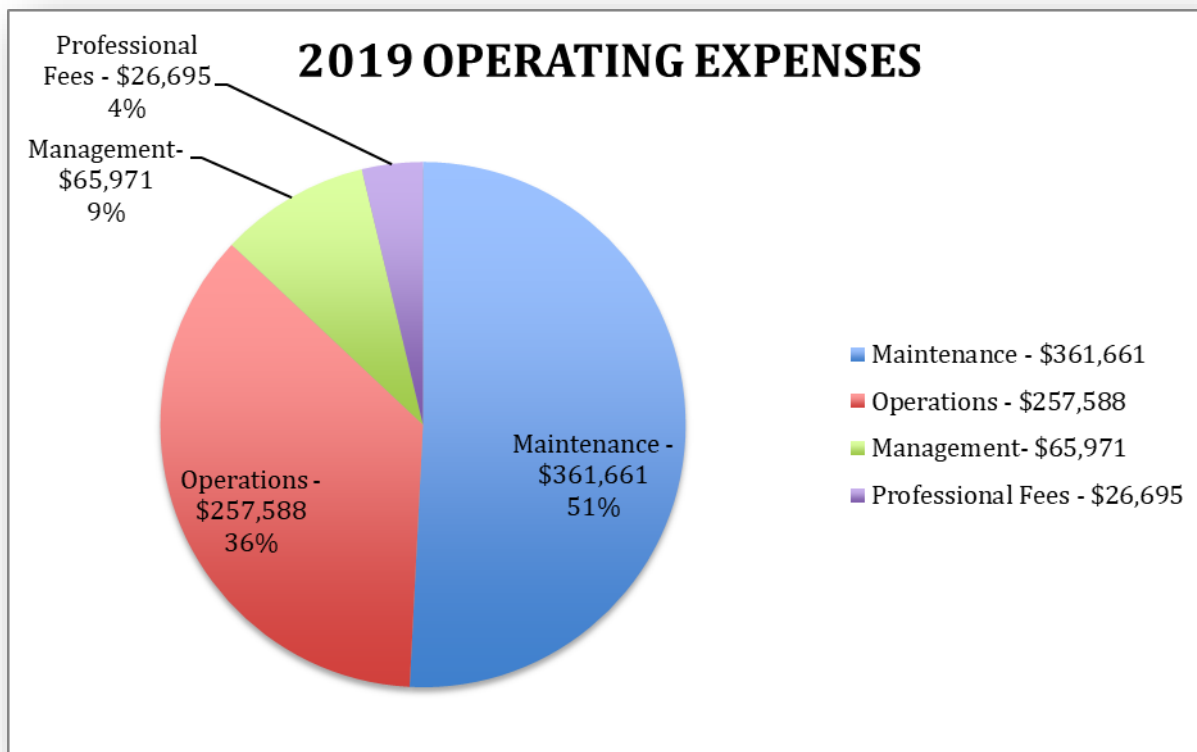
Abbey joined the CMA team in November 2019 as a Compliance Coordinator and Administrative Assistant. Her professional background includes roles in HOA/Commercial Property Management, Real Estate and Mortgage Industries.

Abbey is a Texas native; she was born in Dallas and grew up in Cedar Hill. After moving to Savannah, Georgia she met her husband of 5 years and they moved to California with their 3 rescue dogs. She's an animal lover, enjoys the outdoors and her favorite hobby is photographing wildlife and natural landscapes.

Compliance Coordinator/Administrative Assistant
afox@cmamanagement.com



The following were the major operating expense categories for 2019.



Reserve Fund

The Reserve Fund, also labeled Restricted Funds, is restricted to infrastructure repair and replacement. These funds are for capital improvements of common area components as defined in the 2019 Reserve Study. Use of Restricted funds requires Board approval.

POALR commissioned a professional Reserve Study in 2019. The purpose of the Reserve Study is to provide the Association with an inventory of reserve components that require periodic repair and replacement and a reserve-funding plan to offset the associated costs of these projects. The POALR Board of Directors has a fiduciary responsibility to maintain and preserve the value of the common area assets belonging to the community.

The major components identified in the Reserve Study were:

- POALR Clubhouse & property, furnishings, office equipment, outside items & equipment, and other items associated with Clubhouse
- Irrigation System
- Monument signs, park signs, clubhouse sign
- Landscaping
- Pond Dams
- Ponds
- Storm Drainage
- Park Furnishings
- Park & POALR owned trails, bridge, parking lots, sidewalks

Continued on page 11

The Reserve Study found that the current Restricted Fund is woefully underfunded. When the study was conducted in 2019, the restricted fund balance only funded 32% of the Fully Funded Reserve Balance at that point in time. The annual contribution of \$12k per year is not sufficient to meet the life cycle costs of the Reserve Study components.

The Lake Ridge Property Owners approved a resolution during the 2020 annual voting to have a \$35 per year reserve fund assessment in addition to the \$250 annual assessment. The approved \$35 assessment will fund the recommended annual funding for the Reserve fund starting in FY2021. In preparation for that yearly contribution, the Repair & Replacement Reserves budget allocation in 2020 was increased to \$79,672.

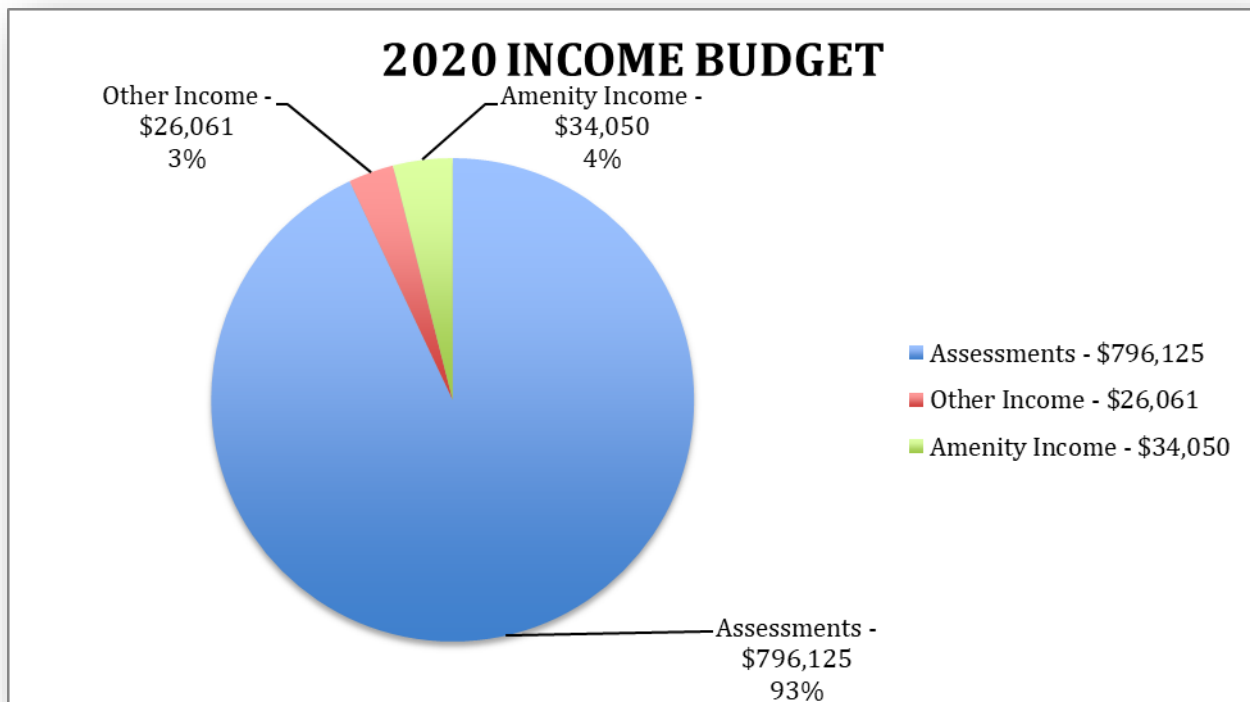
FY2020 Budget Summary

The approved 2020 budget for the POA of Lake Ridge is composed of the following:

Income Budget	\$856,236
Expenses Budget	\$725,548
Capital Improvements	\$130,688

A 2020 Budget summary is available on the POALR website under documents, budget summaries.

The following are the major income categories for 2020.



Continued on page 17

National Night Out

by Mary Tengra



The POA has held a National Night Out the last several years. This event is held in many locations throughout Texas in October. It is held to promote neighborhood togetherness. It is a time when people can meet local dignitaries, such as police, fireman and local council members. Lake Ridge has had the honor of hosting many such members in the past.

In 2019 over 200 residents attended our event at the clubhouse. The POA provided bar-b-que, drinks, dessert, fun and games. The children enjoyed the duck pond game while teenagers played corn hole and frisbee golf. Adults relaxed on the balcony getting to know their neighbors. This event is open to all residents of Lake Ridge.

The POA board and social committee hope you and your family will join us Tuesday October 6th, 2020 at the clubhouse for this year's fun filled evening. Watch for more information as we get closer to the date in case we need to cancel due to COVID-19.

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.





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A big “Thank You” to all our sponsors for the 2019 Golf Tournament!

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RTI/Community Management Association
Unbelievable Homes, LLC





Lake Ridge & Cedar Hill Citizens on Patrol (COP)

by Bill Pierce

The Citizens On Patrol (COP) Program is sponsored and supervised by the Cedar Hill Police Department's P.A.C.T. Unit and is designed to give citizens an opportunity to take an active roll in keeping our community safe.

To become a Cedar Hill Citizens on Patrol member you first must attend the Cedar Hill Police Department Citizen Police Academy (CPA), which is a 36- hour block of instruction designed to give the public a working knowledge of the Cedar Hill Police Department personnel and polices. After graduation you will have the opportunity to join the Citizens Police Academy Alumni Association (CPAAA). The CPAAA has 69 members and their Mission Statement is: "To serve as ambassadors for the Cedar Hill Police Department and the community of Cedar Hill. To promote public safety and law enforcement by supporting the Police Department and the community it serves through action and resources."

Citizens on Patrol training starts after you spend 4 hours riding out with an Officer on day patrol and 4 hours on night patrol. Then you will be assigned a Field Training Officers (FTO) and start COP training. There are forty-two COP members, in which, nineteen are qualified as active COP's. Eleven of the nineteen active members live in Lake Ridge. The active COP's spend hundreds of hours each year patrolling and training in car operations, computers, license plate readers (LPR), radios, traffic control. Twelve members have also been trained for enforcing handicapped parking citations. Additional training is available through Texas State Association Conferences held each year for CPAAA and COP's members.

Programs that COP's participate in: MLK Peace March, City Block Party, Taste of Cedar Hill, National Night Out, Country Day on The Hill and Scare on The Square. Also, shuttling the police cars to maintenance each month, patrol hot spots, traffic speed surveys, warrant phone calls, weekly food delivery for those incapables of leaving their homes. Recognition with Goody Bags to Dispatch, Police Officers and Non-Sworn personnel.

It just happens, that the active COP's are also trained through the Cedar Hill Fire Departments as members of Citizens Emergency Response Team (CERT) where they are trained in first aid, CPR, stop bleeding with tourniquets and management of emergency disasters.

In 2017 a Lake Ridge patrol initiative was established, each of our three cars have a map of Lake Ridge showing all the new home construction sites. The concept is to drive by slowly or stop at the construction sites to be noticed by workers. In some cases, we have approached the builders' or their superintendents to inquire as to theft of materials and see if they had any other concerns. The COP's were always met warmly, thanked for their service and welcomed back.

You can find information and applications at the Lake Ridge Clubhouse regarding Cedar Hill Citizens Police Academy or call 972-291-5181 Customer Service - P.A.C.T. officer. Also, the Citizens Fire Academy can be reached at 972-291-1011 Ex 2316.



Lake Ridge Golf Tournament

by Chad McCurdy

It has been just over half a year since we held the 2019 golf tournament. So much has happened since that time that it seems like it has been so much longer. This last year marked our 12th golf tournament at TangleRidge. We all had a great time and we raised money for a lot of great charities.

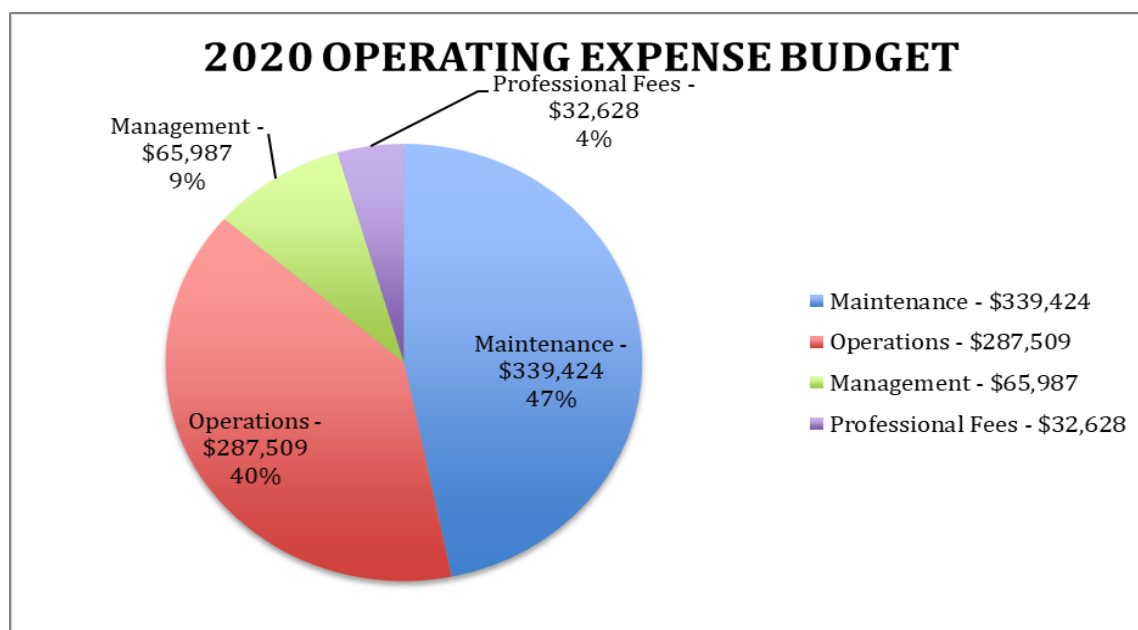
You will see ads throughout the newsletter for the many sponsors this last year. We want to give special recognition to Baylor, Scott & White Orthopedic & Spine Hospital of Arlington for once again being the Title Sponsor of last year's tournament. Our Premier Sponsor was Bass, Berry & Sims. We had 2 Platinum Sponsors, United Propane and Diversicare. Our 3 Gold sponsors were Joshua Homes, Winston Homes and Lagrange Holcomb. We had 2 Silver Sponsors, Hilco and Bedrock Homes. Other Sponsors of last year's tournament include: A&A Real Estate sponsored the Putting Contest; Scarborough, Medlin & Associates sponsored Closest to the Pin for the Women; PondMedics sponsored Closest to the Pin for the Men; The Longest Drive was sponsored by Anna DeCamp with First United Mortgage; our Hole Sponsors were Landworks, Orion Access Control, David Falzett Holiday Lighting & Painting, Benjamin Franklin Plumbing, RTI/Community Management Association, Method 828 Web Design, MAC Construction & Roofing, Clark-Patton Insurance, Houk Air Conditioning and Unbelievable Homes. We want to thank all of our sponsors for helping to make our event possible.

The reasons behind the annual tournament has been to benefit local charities and create goodwill between our community and the surrounding cities. The charities benefitted from the 2019 tournament include Bridges Safehouse, All Pro Dads, Children's First, Paws For Reflection Ranch, Cedar Hill Shares, Grand Prairie Pregnancy Resource Center, CHAT, Mission Cedar Hill, Grand Prairie Food & Clothing Co-op, Lake Ridge Elementary School and Friends of Tri-Cities Animal Shelter.

We would normally tell you to save the date for the 2020 tournament, but as we all know, to say that this year isn't normal is an understatement. Due to our overwhelming concern for the health of our players and recognition of the financial stress placed upon our sponsors, we are going to pause the tournament for 2020. However, we will be back stronger than ever in 2021 and we hope that everyone will join us then for the 2021 tournament.

Lake Ridge POA Financial Update - continued from page 11

The following are the major operating expense categories for 2020.



Community News

**We hope the information shown might
helps as everyone tries to navigate
COVID-19 and everyday living.**

Updates as of July 2, 2020

Cedar Hill Parks & Recreation Amenities

- Tennis and basketball courts are open and are limited to four people per court.
- Restrooms are open at Crawford Park and Valley Ridge Park
- Parks and trails remain open
- Most pavilions and gazebos are open for groups of less than 10; reserve a pavilion at cedarhilltx.com/online.
- Pavilions at Crawford Park and Virginia Weaver Park remain closed.
- Athletic fields remain closed, and water fountains remain turned off.

Alan E. Sims Cedar Hill Recreation Center

Open with temporary operating hours of 6 a.m. to noon and 2 p.m. to 9 p.m. Monday through Friday. The fitness area and walking track will be open and limited to 15 users. Reservations are strongly encouraged, and patrons can call (972) 293-5288 to make an appointment. All other areas of the recreation center, including the gym, game room, barnyard, aerobic room, and meeting rooms will remain closed. High-touch surfaces will be disinfected throughout the day, and the center will close from noon to 2 p.m. for deep cleaning.



ZULA B. WYLIE PUBLIC LIBRARY

HOURS

Our temporary hours of service are as follows:

Monday-Friday - Building open: **10 am-4 pm**.
Staff available to help over the phone and for
Curbside Pick-Up: **10 am-6 pm**

Saturday - Staff available to help over the phone
and for Curbside Pick-up only: **10 am-2:30 pm**



Follow These Steps

- Visit our [Library Catalog](#). You'll need your library card number to sign-in.
- Place hold on books you'd like to reserve.
- You'll receive a notification (email or text) when your items are ready.
- Drive to the library. Park your car in front of our main entrance.
- Call 972-291-7323 x. 1300. We will ask for your library card # so that your items can be checked out. Identify your car's make/model/color.
- We will bring your books to your car.

FAQ

- Limit 10 items per customer.
- Special items such as Wi-Fi hotspots, laptops, and take-home technology are NOT eligible for curbside pick-up.
- Return all items to the drop-boxes (on the north corner of the library building.)

***Please understand that for your protection
and that of our staff, we will maintain the
appropriate social distancing measures.***

Butterfly Gardens

by Landscape Committee

The Monarch Waystation Program (www.monarchwatch.org) is dedicated to helping communities create Monarch Waystations to address the loss of habitats throughout the United States and Canada. In the fall, hundreds of millions of Monarch butterflies migrate from the United States and Canada to the mountains in central Mexico. A decline in Milk Weed and nectar sources along with widespread use of herbicides in croplands, pastures, and roadsides is having an adverse effect on the Monarch migration.

A Monarch Waystation habitat can easily be integrated into any existing garden. There is no minimum size for a Monarch Waystation. It has been found that a highly effective Monarch Waystation includes a variety of Milk Weed plants and nectar plants.

The Lake Ridge Landscape committee is planning the installation of a butterfly garden on POA community property. In addition, some of the Lake Ridge gated communities are considering installing butterfly gardens at some of their gated entrances.

Tips for creating a Butterfly garden are:

- The Butterfly garden site should be in full sun and protected from high winds.
- If you need to provide wind protection for the butterflies, a windbreak using trees and shrubs, will provide wind protection and habitat for the butterflies larvae.
- You want a combination of nectar and larval plants. Plant diversity is important.
- Have spring and summer flowering shrubs.
- Use annual flowers to provide nectar all summer and perennial flowers to provide nectar during periods they are in bloom. Butterflies are not apt at hovering; therefore, it is best to have an easy place for them to land, like a flower with a single apex and large petals.
- Place taller plants in the back and shorter plants in the front, so you can better see them.
- Butterflies are near-sighted, and are more attracted to masses of plants and flowers.
- Eliminate insecticides from the butterfly garden! Learn to tolerate some chewing and damage to plants. Butterfly larvae, caterpillars, may cause some of the damage, but they turn into butterflies.
- Water is needed by butterflies, but not very much. Nectar, dew and tree sap provide butterflies with moisture, but puddles and moist dirt are also popular water sources. Puddling stations can be a damp area of ground covered with sand. Place where they can easily be viewed and protected from the wind.
- Add some vegetables and herbs to encourage butterflies to lay eggs in the garden.
- Leave some weed and/or wildflowers, as many serve as food sources for both caterpillars and butterflies.
- Don't deadhead flowers late in the season. Leaving the dead flowers on the plants later in the winter will serve as a source of seeds for birds.

Given that you want plant diversity and blooms in spring and summer for a butterfly garden, there are a number of possible plants to consider for a butterfly garden. Cedar Hill is in the USDA Hardiness Zone 8a and Zone III of the Texas Gardening Regions. Look for plants that will do well in our zone. The following is a short list of possible plants to consider for a butterfly garden. You will want to consider the plant's height as well as spread when you are planning the butterfly garden.

- | | |
|---|--------------------|
| - Common Milkweed - grows well in average soil conditions | - Salvia |
| - Butterfly weed - does well in dry conditions | - Lantana |
| - Swamp Milkweed - does well in moist conditions | - Verbena |
| - Butterfly Bush (Buddleia davidii) | - Black-eyed Susan |
| - Cornflower | - Zinnias |
| - Aster | - Daisies |

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www.diversicareoflakehighlands.com

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5550 Harvest Hill Road, Suite 500

Dallas, TX 75230

(972) 661-1862

www.treemonthhealthcare.com



Fire Chief Rodney Smith

by Bill Pierce

Chief Smith has 30 years of experience in emergency services. His knowledge and experience provide our community with a wealth of expertise to manage Cedar Hill's critical Fire Department assets and personnel.

After six months with the Cedar Hill Fire Department, he was called to assist with emergency services needed for Hurricane Harvey. The past three years he served Cedar Hill as the Deputy Fire Chief where he was involved in emergency response, homeland preparedness, technical rescue, high school outreach, day-to-day operations and command and control.

Fire Chief Smith manages Cedar Hill's four fully staffed Fire Stations, staffed by 78 highly trained personnel. The Cedar Hill Fire Department typically responds to over 5,000 alarms annually. Chief Smith became Cedar Hill's Fire Chief in February 2020 when Fire Chief Ballard retired. With the onset of COVID-19, Chief Smith has lead the Cedar Hill's Fire Department in adapting its procedures for responses to alarms as a result of a potential COVID-19 environment.

Previously Chief Smith was the coordinator of Tri-Cities training. Before that he was training at the Tarrant County Fire Services. He retired as Chief of Training with the Arlington Fire Department after a long career in which his expertise included training of field operations, special operations, special events and recruitment. Currently Chief Smith chairs the NCTCOG USAR (North Central Texas Council of Governments -Urban Search and Rescue). The Regional US&R Working Group provides technical guidance and standardization to support Regional US&R Task Forces' rapid deployment for terrorism events, natural disasters, or large-scale emergencies. Chief Smith is also NCTCOG Mutual Aid coordinator, which oversees distribution of 3D printed Personal Protection Equipment (PPE).

In addition to Chief Smith's duties, he has been an active volunteer with the Lake Ridge Charity Golf tournament.



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 972-495-7607

CASES OF MISTAKEN IDENTITY

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

VENOMOUS

NON-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

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



Landscaping in Lake Ridge

by Landscape Committee

There are several projects in the works to improve the landscape and beauty of Lake Ridge on Joe Pool Lake.

Plans to begin construction on the new front entrance are continuing. This has been a long process with some hiccups along the way, but hopefully this will take place in 2020.

The medians on Lake Ridge Parkway are in the process of completion now. The end cap completion along Prairie View has been approved and that project will begin once Lake Ridge Parkway is complete.

We are in the process of looking into signage at the Prairie View entrance as well as the Lakeview entrance. We have found some great stones for the project and are gathering information for signage and installation to present to the board for consideration.

There is a section along Kosher that the community owns that would be a great "park". It would be nothing more than a natural area that is marked as a park with addition of a few benches as time goes on. This project will not be costly as it is mainly just designating the area and some additional cleanup. Discussion continues on this project.

One project that we are very excited about is the creation of a monarch way-station/butterfly garden to be located close to the clubhouse. We are fact gathering now with the excellence guidance of Susan Atkinson. We are in the planning stage now. This includes layout of the garden, grant writing for funds, and cost analysis and feasibility. Ed Shaw has volunteered to be over maintenance of the garden once it is completed. This project will not be considered until 2021 due to planting schedules, grant deadlines, and of course cost factors!

The members of the landscape committee are Terri Steinbrenner (chairman), Bill Pierce, John Marinos, Candice McCurdy, Gladys Stigger, Michael Phillips and Kay Davidson. Anyone interested in joining this committee is encouraged to contact Susan at the POA office.





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.

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- ➞ **Texas Tractor Service, LLC** - texastractor@swbell.net - Darren Heitman - office 972-291-7263 or cell 972-877-4966; PO Box 1465 Cedar Hill - Lot mowing, tree trimming/removal, and erosion barriers. Visa and MasterCard accepted. Locally owned & operated since 1986. Insured.
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- ➞ **Don Camp** - 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.
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- ➞ **Have Tractor Will Mow** - 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.
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Continued on page 25

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- ➡ **Nazario Landscaping** - 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.
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- ➡ **Clint's Lawn Care** - Some lots as low as \$40. Chase QuickPay with Zelle accepted for payment. Before and after pictures will be sent. For quickest response please call or text for a quote. Cell: 469-245-3682 Email: clintlawncares@yahoo.com
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Please remember when walking your dogs in the neighborhood that they should be on a leash. We have had incidents of people walking their dogs off leash that have resulted in the dogs surprising others in their own yard.

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 (General)
www.lakeridgepoa.org (Our web site)
972-299-5270 (Association Manager)

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:

Board of Directors
board@lakeridgepoa.org

Architectural Control Committee
architecture@lakeridgepoa.org

Communications Committee
communications@lakeridgepoa.org

Finance Committee
finance@lakeridgepoa.org

Landscape Committee
landscape@lakeridgepoa.org

Social Committee
social@lakeridgepoa.org

