

## Welcome GrandManors

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## 2022 Annual Meeting Election Results

By: Patrick Dale

On March 22, 2022 the Lake Ridge Property Owners Association (POA) held our annual meeting at Lake Ridge Elementary School. We introduced the current seven board members and the eleven candidates for the six open director positions.

For the election of the six directors, we had a total vote count of 202 ballots with candidates selected and 27 quorum only ballots. We were able to reach a quorum with 10.3% of our members represented.

We congratulated our newly elected (or re-elected) Board members: Patrick Dale, Lew Blackburn, Richard Meyers, Susan Walls, Tara Powers, and Bill Tinsley. As the top vote-getters, Patrick Dale and Lew Blackburn will have 3-year terms. Richard Meyers and Susan Walls will begin 2-year terms. Tara Powers and Bill Tinley will begin a 1-year term. All terms started on Friday, April 1, 2022.

Below is a breakdown of the ballot results for the 202 ballots that had candidates selected. 27 property owners submitted proxies for the purposes of quorum only, i.e., they submitted ballots but chose not to cast votes for directors. To avoid any appearance of bias, since the president was on the ballot, all proxies given to the president were voted as quorum only. We also had 46 ballots with less than 6 directors selected. No additional candidates were voted on these ballots via the presidential proxy.

| Candidate       | Votes | %   | Term |
|-----------------|-------|-----|------|
| Patrick Dale    | 169   | 84% | 3    |
| Lew Blackburn   | 153   | 76% | 3    |
| Richard Meyers  | 146   | 72% | 2    |
| Susan Walls     | 123   | 61% | 2    |
| Tara Powers     | 119   | 59% | 1    |
| Bill Tinsley    | 106   | 52% | 1    |
| Bonnie Cornwell | 86    | 43% |      |
| Denis O'Neil    | 84    | 42% |      |
| Samuel Angueira | 56    | 28% |      |
| Samwel Okemwa   | 53    | 26% |      |
| Dennis Gray     | 22    | 11% |      |

The vote to update paragraph 7.07 of the POA Bylaws was passed with overwhelming support of 96% (197/206) of the ballots. Changing the number of board members from the current 7 or any change of a board term will now require approval from the POA membership at a members meeting.

A big thank you to Bonnie Cornwell, Denis O'Neil, Samuel Angueira and Samwel Okemwa for running for our director positions. The board looks forward to you helping on committees as we work to improve Lake Ridge.

The annual meeting also included a summary of the property management activities during 2021. We also covered the 2021 Financials, 2022 budget and committee updates which are also covered in this newsletter. If you want the full presentation, goto <https://lakeridgepoa.org/wp-content/uploads/simple-file-list/Annual-Meetings/2022-03-22-Lake-Ridge-Annual-Meeting-final-presentation.pdf>

# Property Owners Association of Lake Ridge - Newsletter

Meet the 2022 Lake Ridge Board

Fall 2022



**Patrick Dale, President.** Patrick was born in Redford Township, just west of Detroit, Michigan. Patrick and Allison have been married for 41 years and have been blessed with two children and three grandchildren that all live in the Dallas area.

In April 2020, Patrick retired after working 38 years with ExxonMobil as an Information Technology project manager. He held overseas assignments including the President of the ExxonMobil Business Support Center in Curitiba, Brazil with 1,500 workers.

Patrick and Allison purchased their Lake Ridge lot in May of 2016 and completed their forever home in Feb 2018. While raising their two children in the Houston, TX area, Patrick was a volunteer with The Girl Scouts (Board of Director position for 4 years), The Boy Scouts and the Red Cross. He has served on the Lake Ridge POA board since Sep 2019 and on The Sanctuary POA board since Dec 2020. Patrick also volunteered with his grandson's local Cub Scout pack including running the pinewood derby for the past two years.



**Richard Meyers, Vice President.** Richard is originally from Alabama, but has spent most of his life in Texas. He and his wife, Shannon, of 32 years have two children and now two grandchildren. They have lived in Lake Ridge since 2018.

Richard has been a volunteer for several organizations and on several boards in the past. He retired in 2021 after a 30-year career as a firefighter, now spends his time volunteering, doing honey do's, daddy do's, and granddaddy do's between fishing, golfing and messing around with his classic car.



**Lew Blackburn, Treasurer.** Lew was born in Fort Worth, Texas, moving to Dallas in elementary school, and graduating from Franklin D. Roosevelt High School. He earned a Bachelor's degree in Music Education, and a Master's degree in Educational Administration from Texas A&M University-Commerce, and a Doctor of Philosophy degree in Educational Administration from the University of Texas at Austin.

Lew is a career educator, beginning as an instrumental music teacher, Assistant Principal, Principal, Executive Director of Human Resources, Chief Business Officer, Chief Special Projects Officer, Lecturer, Adjunct Professor, and trustee on the Dallas ISD School Board. Although he has been retired since 2019, he stays busy as President, Educational Leadership Associates, LLC, providing consulting services related to board governance, school leadership, teacher development, student achievement, and parent engagement.

Lew and his wife Donna, also an educator, moved to Lake Ridge in June 2020 from Oak Cliff, Texas. He has three adult children and six active grandchildren. He has served on the Lake Ridge POA Board of Directors since 2021 and is currently the Treasurer of the board.

# Property Owners Association of Lake Ridge - Newsletter

Meet the 2022 Lake Ridge Board (continued from page 3)

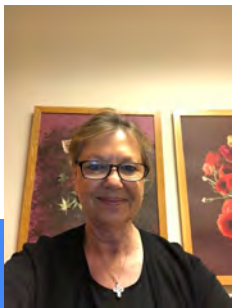
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**Bill Tinsley, Secretary.** Bill was born and raised in Albuquerque, NM. Moved to Arlington, Texas in 1998. He organized a volunteer community and he negotiated one of the highest signing bonuses for signing gas leases in the area. After the signing, he developed a non-profit organization covering ~3350 households. He successfully built a non-profit organization and used that status to apply for grants and funding from alternative sources to improve the community. Some of these projects included Block parties, cook-offs and street sign toppers. He moved to Lake Ridge in 2009

Bill is a graduate of UTA and is an Engineer by trade and has held several leadership roles in his career. As an Engineer he has traveled the world. His most memorable experience was the 6 months he was stationed in Taiwan assisting a poor performing supplier. Bill was able to turn that supplier completely around to one of the best performing suppliers.

Bill recently moved his elderly parent to Lake Ridge and owns several St. Bernard's, all of whom are looking forward to being a bigger part of the community.



**Tara Powers, Director.** Tara has lived in the Lake Ridge community since 1995, and currently lives in The Hills with her husband. They have 2 children, 1 dog and 2 cats.

Tara's participation in the Lake Ridge community began in the early beginnings of the POA board when it was first created. Tara is also the VP of the Hills POA, and a member of the Lake Ridge ACC. For many years she was the editor of our Lake Ridge Newsletter. She is also a member of the COP (citizens on patrol) for Cedar Hill.

Tara's work history consists of district manager for retailers such as The Gap, and The Bombay business and assisting interior designers and their clients.

Tara chose to become a part of the Lake Ridge POA to assist in supporting this wonderful community that she has belonged to for 25 years. Her goal is to maintain the beauty of the community, continue the positive growth, ensure the continued increase in property values, and ensure a comfortable, safe and unified community for all of our homeowners.



**Susan Walls, Director.**

Susan was born in St. Louis, Mo. and moved to Texas in the 2nd grade. She has been married to her husband Matt for twenty eight (28) years and their children are grown leaving them as empty nesters. They love to travel

with their RV, especially to West Texas where they have some land in the Van Horn Mountains.

Susan has always been in some sort of real estate, from homebuilding to property management. She retired in 2020 after working in the HOA industry first as a property manager and then as a Human Resources Director for twenty (20) years. She continues working with her husband in their family homebuilding business and really enjoys that.

Her faith is very important to her and she enjoys giving back. She hopes that serving on the board allows her years of experience to make Lake Ridge a place people will love to live and share community spirit. She is currently serving her second year on the board and is the social committee liaison.

## GrandManors is our new property management company!

As a result of Texas bill 1588, the POA of Lake Ridge Board had unanimously passed a motion in January 2022 that all contracts greater than \$50,000 would be competitively bid. The property management contract was competitively bid as it met the financial criteria of greater than \$50,000 annually. The contract with CMA expired at the end of June 2022.

In April 2022, the POA of Lake Ridge Board voted to accept the Management Evaluation RFP Committee's recommendation to award a 5 year contract to GrandManors effective July 1, 2022.

GrandManors is the lifestyle division of RealManage, the nation's 3<sup>rd</sup> largest community association management company. GrandManors started in 2006, and its headquarters is in Plano, Texas. Their goal is to use technology to be able to easily manage associations.

GrandManors was the lowest cost bidder, provided enhanced technology capabilities, and we received excellent feedback on GrandManors from a local POA larger than Lake Ridge that had just transitioned from CMA to GrandManors.

## Registering on GrandManors website is a MUST - New ways to get information from the POA of Lake Ridge

The GrandManors website is where you will manage your POA account and be able to pay your assessments.

GrandManors sent all POA members a letter that had their GrandManors Community ID, Account #, and Check Digit ID needed to register on the GrandManors website.

If you do not have that information or are having any issues, please contact GrandManors Resident Service Center (available Monday - Friday from 7:30am-7:00pm) at 1-855-947-2636. You may also email the onsite staff at:

[POAOFLLR@CIRAMAIL.COM](mailto:POAOFLLR@CIRAMAIL.COM)

When you register you will have the opportunity to set up whether you want to receive information via text and/or email.

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## Registering on GrandManors website (continued from page 5)

- 1 Go to [www.ciranet.com/residentportal](http://www.ciranet.com/residentportal) and click 'Don't have an account?' below the Log In button.
- 2 Create your User account by entering the following information:
  - Account Number - Your Account Number is the 16-character number beginning with the letter "R", located on your statement of account or coupon book.
  - Check Digit - Your check digit is a single numeral, also located on your statement of account
  - Email Address - Enter a valid email address
  - Password - Enter a password. The password must be at least 8 characters long and must not contain spaces.
  - When finished, click 'Next'. If you have not received a coupon book or statement, call CiraConnect's Customer Service Phone at the number listed at the bottom of the web page, and a representative will assist you.
- 3 There will be up to three additional screens depending upon your community's communications configurations that only take a moment to review and opt in or out of as you prefer. After you select your options on each screen, click 'Next'. When complete, you will see the option to 'Register'.
- 4 Next, check your email inbox and open the email with the subject line '**CiraNet Portal Registration**'. Click on the link to activate your account. (The email may be in your 'Junk Mail' folder if you use Spam Protection). The link will take you back to the Login page.
- 5 Log in with your email address and the 'Password' that you created in STEP 2. The 'Home Page' will appear. You are now logged into the Resident Portal and are ready to use the functions listed on the left side of your screen.

### **Owners of Multiple Properties**

If you own more than one property, click 'Add Property' located under your profile icon at the top right of your screen and enter the Community ID, Account Number, and Check Digit (found on either your assessment payment coupon or the "tear off" portion of your statement) for each additional property. See Add a Property for more details.

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## Do I use GrandManors Resident Portal or the [lakeridgepoa.org](http://lakeridgepoa.org) website?

Our Lake Ridge Property Owners Association (POA) has two very good online resources for our property owners.

The Lake Ridge POA website ([lakeridgepoa.org](http://lakeridgepoa.org)) was launched in 2020 and includes the following items :

- Link to information and a video on submitting an ACC application
- POA information visible for everyone including non property owners
- The governing documents for our POA including bylaws, policies, rules/regulations and CCRs for each of the 36 sections

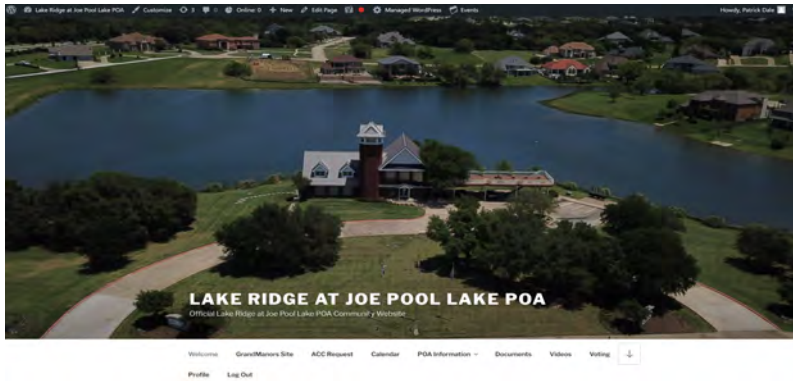
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# Property Owners Association of Lake Ridge - Newsletter

Fall 2022

## Do I use GrandManors Resident Portal or the lakeridgepoa.org website? (continued from page 6)

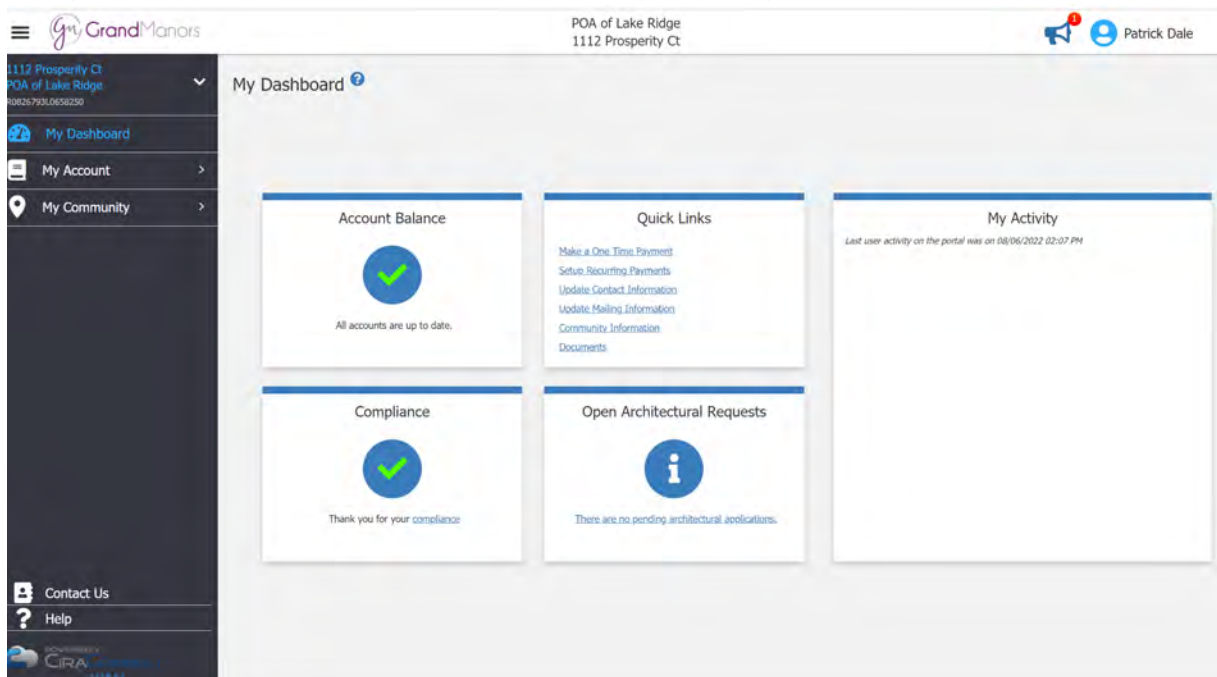


- POA newsletters going back to 2009
- Various forms you may need for our POA
- A map of the 2,200 lots in Lake Ridge with sections and lot numbers
- A street index showing what section(s) the street is located and how many vacant lots / homes on that street
- POA information visible for property owners only
- Videos of board meetings, including annual meetings going back to 2020

- Monthly financials back to 2019
- Monthly board meeting minutes back to 2019 and partial back to 2014
- Annual meeting materials back to 2013
- Annual budget summaries back to 2014
- Annual audits back to 2014

The GrandManors Resident Portal (<https://www.ciranet.com/ResidentPortal/user/login>) is targeted more for information update and payment.

- View your account balance and make payments
- Update your contact information and mailing address
- Information about the community including board members, ACC members with contact information
- Governing documents that are also on the [lakeridgepoa.org](http://lakeridgepoa.org) website



## Social Committee - Upcoming Events

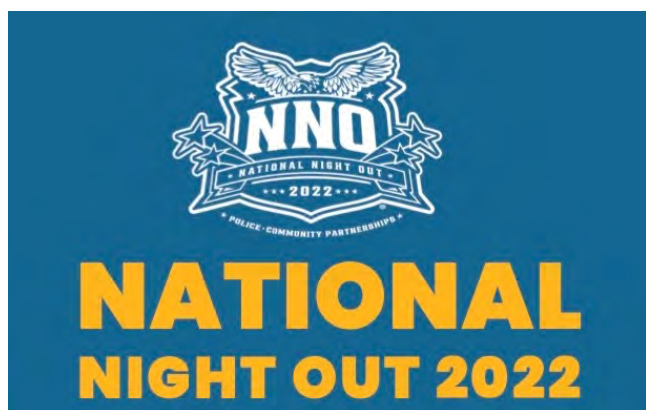
### LAKE RIDGE BLOOD DRIVE – SUNDAY SEPTEMBER 25 FROM 1-5:30PM

Have you ever donated blood? This takes about 45 minutes from check in to walking out the door. For about 10 minutes you are sitting in a recliner donating.

Currently, most of the blood collected by Carter Blood Care is shipped out within a day or two to hospitals and medical facilities across North, Central and East Texas. One in seven hospital patients will require blood during their stay. These Texans in need include cancer patients, mothers experiencing difficult childbirths, children with anemia, older adults with health issues, trauma patients and many others. The blood you donate today will save the life of someone tomorrow.

It has been said that blood donors are the ultimate first responders because they respond by donating blood before the need arises. The blood already on the shelf is the blood administered by doctors when required for a patient. The community needs you. The blood supply is given by the community and for the community. We encourage you to donate because patients depend on you. If you are unsure if you can donate due to a medical issue call 817-412-5603.

Lake Ridge blood drive is Sunday September 25 from 1pm to 5:30 at the clubhouse. All property owners who donate will be entered into a drawing for \$100 off their POA dues in 2023. Stop by or sign up by emailing [marytengra@yahoo.com](mailto:marytengra@yahoo.com)



Tuesday October 4th 6:00-8:00pm  
100 Lake Ridge Parkway

### **Come meet your neighbors!**

We will be having a taco bar, ice tea, lemonade and desert.

So come out and enjoy dinner with friends at the Lake Ridge clubhouse. We hope to have Grand Prairie and Cedar Hill city representatives stop by.

There will be games for the kiddos and adults.

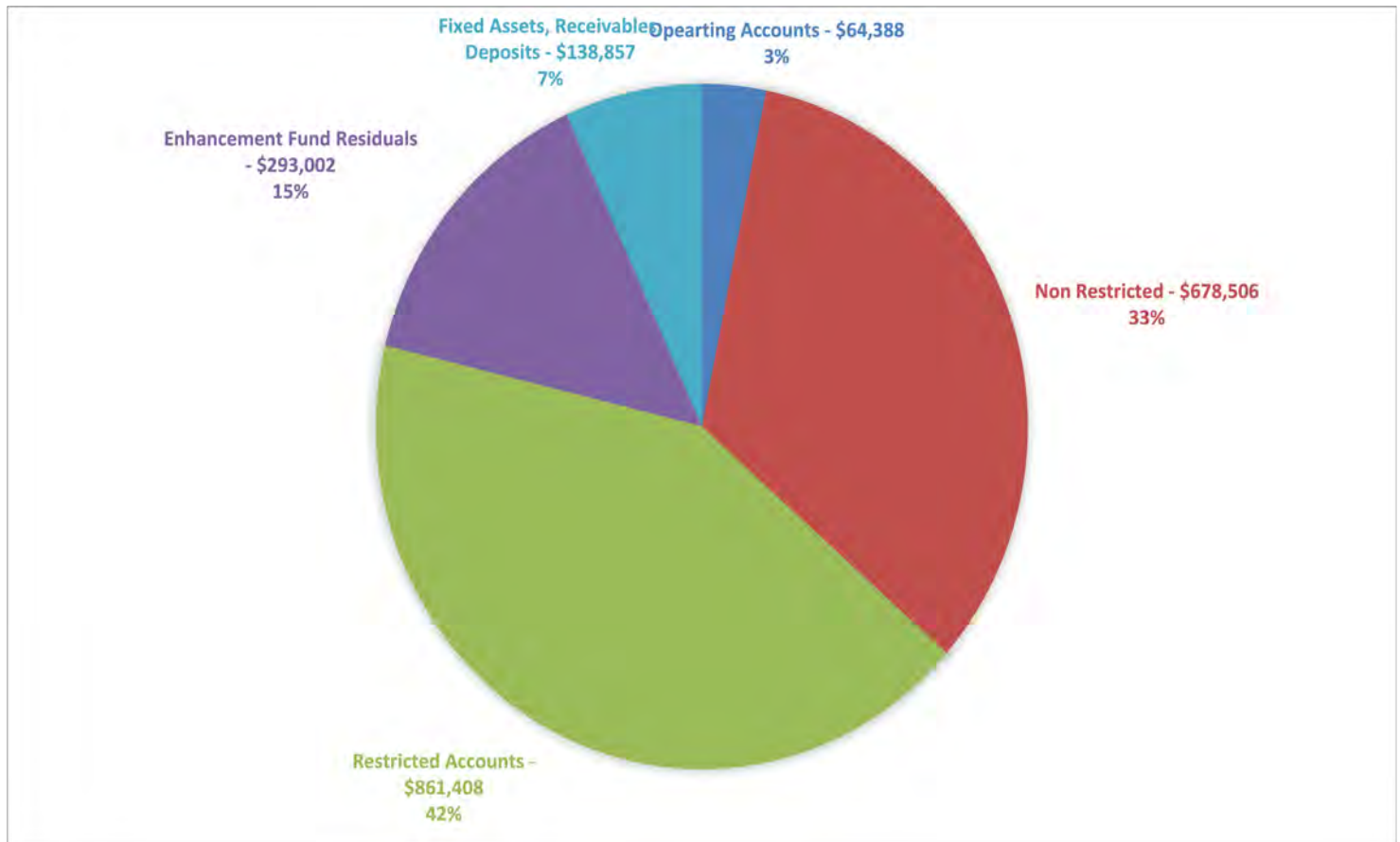
We are excepting sponsors for this event. Cost is \$50 for a table. If you have a business you want to advertise contact [marytengra@yahoo.com](mailto:marytengra@yahoo.com)



## Lake Ridge Financials - Review of 2021

By: Lew Blackburn

The Balance Sheet as of December 31, 2021, shows total assets of \$2,036,161 of which \$1,832,916 consists of Non-Restricted, Restricted, and Enhancement Fund Residuals. The following chart shows the asset categories as of December 31, 2021.



The following table shows the Income statement for 2021 for Property Owners Association of Lake Ridge at the highest level of income and expenses. The Net Income was \$114, 442.52 in 2021.

The detailed December 2021 financial statements are available at the Lake Ride POA website (<https://lakeridgepoa.org>) in the **Documents** menu option under the **Financials** directory.

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# Property Owners Association of Lake Ridge - Newsletter

Lake Ridge Financials - Review of 2021 (continued from page 9)

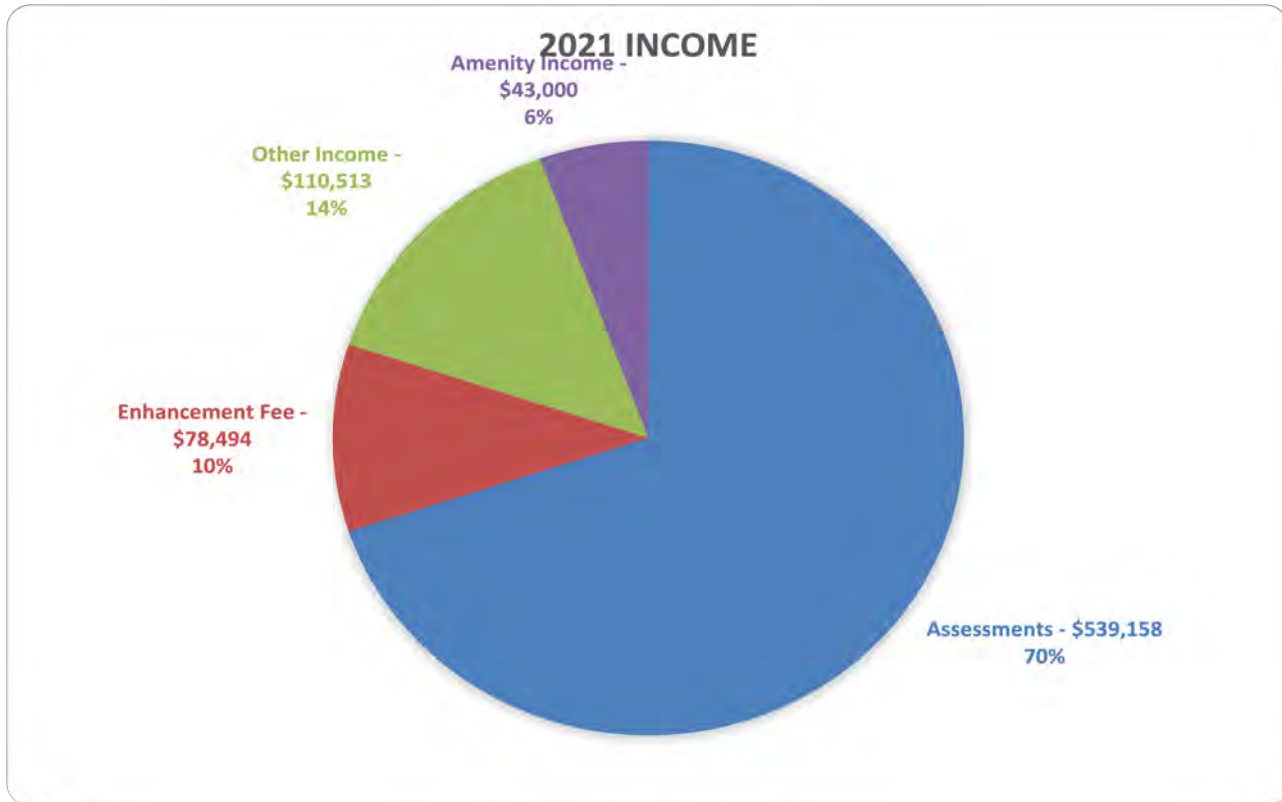
Fall 2022

## 2021 POA of Lake Ridge Income Statement

| Description        | 2021 Actual         | 2021 Budget   | 2021 Variance       |
|--------------------|---------------------|---------------|---------------------|
| Operating Income   | \$771,164.88        | \$682,078.14  | \$ 89,086.74        |
| Operating Expenses | \$656,722.36        | \$682,078.14  | \$25,355.78         |
| <b>Net Income</b>  | <b>\$114,442.52</b> | <b>\$0.00</b> | <b>\$114,442.52</b> |

The 2021 Operating Income was \$89,086.74 greater than budgeted primarily due to interest earned and funds from ARC Submittals & fines violations, as well as unbudgeted realized gain from a sale of property.

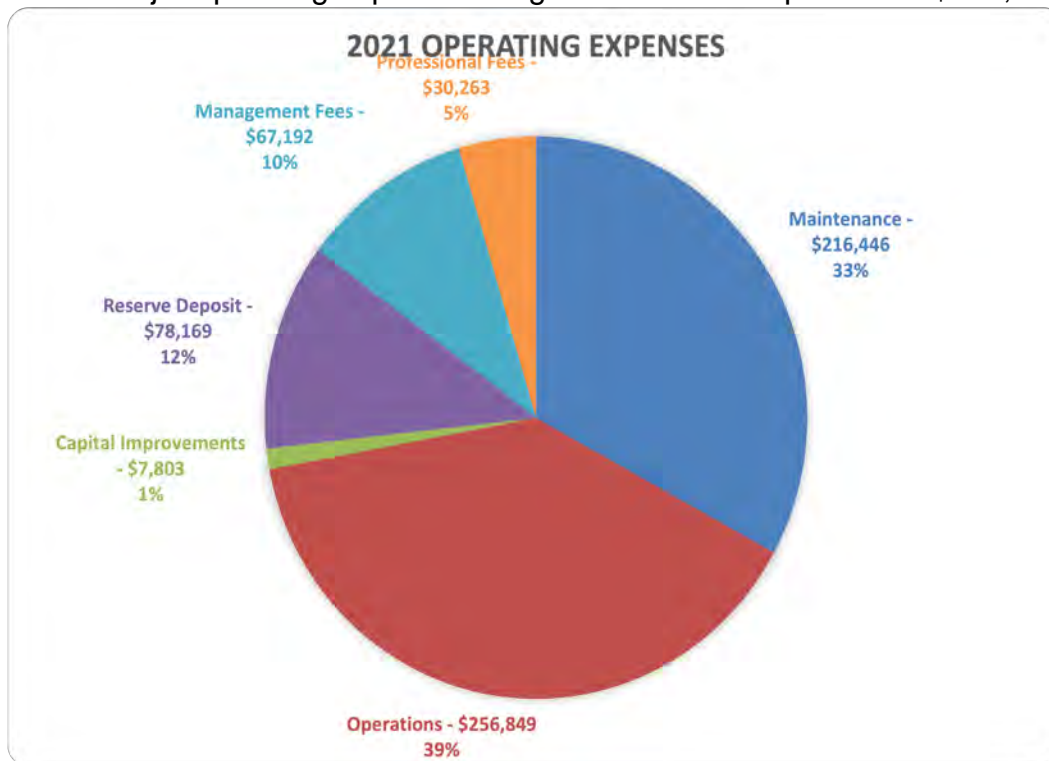
The following were the major income categories for 2021 Income of \$771,165.



The 2021 Operating Expenses were \$25,355.78 under budget. The major factor for the reduced costs in 2021 was a significant cost reduction in General Maintenance in the Landscape & Common Area Maintenance accounts.

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The following were the major operating expense categories for 2021 expenses of \$656,722.



### Vote YES to update your CC&Rs to ban short term rentals

The Lake Ridge POA Covenants, Conditions and Restrictions (CCRs) were written and approved before short term rentals existed. The only rental restrictions in the existing CCRs is paragraph 3.14 which only restricts that you can't lease an accessory building separate from the main dwelling.

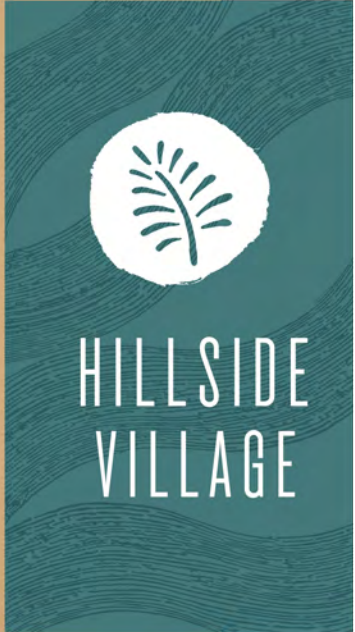
During the last five years, more and more homes in Lake Ridge have been used as weekend party houses creating an environment that most homeowners don't want.

The proposed revision to 3.14 is to restrict the minimum duration of any lease to 3 months. We also would prohibit a sub-lease, require a copy of the lease be filed with GrandManors and allow the board of directors to establish rules for renters.

We currently have roughly 200 of the 1,500 votes that we need to pass the short term rental restrictions. We will start a door-to-door campaign this fall to collect the ballots needed to pass the restrictions. If you have not voted yet, please find the ballot at this link ([https://lakeridgepoa.org/wp-content/uploads/simple-file-list/Annual-Meetings/2022-08-01-Revised-Ballot-for-3\\_14-CCR-Leasing-and-Rentals-Update.pdf](https://lakeridgepoa.org/wp-content/uploads/simple-file-list/Annual-Meetings/2022-08-01-Revised-Ballot-for-3_14-CCR-Leasing-and-Rentals-Update.pdf)), print it, sign it, take a picture of the signed ballot and send it to [POAofLR@ciramail.com](mailto:POAofLR@ciramail.com).

Thank you for helping keep short term rentals out of Lake Ridge!





*Shop Fabulously*

Shop more than 50 of your favorite retailers and restaurants including Frida's Tacos, Mayweather Boxing + Fitness, Versona, Chicos, Buckle, and so much more!

305 W. FM 1382, Cedar Hill, TX 75104  
shophillsidevillage.com  
972.637.6300 |   



## Landscape Committee - What has been accomplished and future plans.

By: Kay Davidson

The Landscape committee has been busy this year with many projects and considerations to enhance the beauty of our neighborhood. Outstanding projects were considered first. Consideration of a fountain in Magic Valley Ranch Lake by the clubhouse was addressed and at this time, it is economically impossible to install and maintain this project. The next consideration was expanded parking at the clubhouse. We are adding 4 new parking spaces to help the overflow and will consider a 7-space parking lot in the future.

The entrance at Prairie View Boulevard and Lake Ridge Parkway was completed and is a wonderful addition to this entrance.

The live oak trees at the front entrance and around the clubhouse were trimmed to maximize growth of the grass under the trees and for the health of the trees. Lighting is being installed in the planter at the front entrance with changeable colored lighting for seasonal appeal.

Ridge View Park bridges and walkways were painted and repaired for safety and beauty as this is a very popular park for walking and recreation. Currently, we are in the process of having the sign straightened, the picnic table repaired, and consideration of doggy waste stations at both entrances of that park.

The weather and malfunctioning irrigation system have been a huge roadblock for the front entrance plants. Lawns of Dallas has installed new plants and grass recently completing that project hopefully. The wing wall planting areas have been replanted and are doing well. They just need some time to grow and flourish!

Signs have been designed for the Highway 67 entrance on Lake Ridge Parkway and Lakeview Drive at Mansfield Road. Requests for bids have been sent to several contractors, and a contractor will be selected once all bids are received. After the signs are built, landscape plants will be assessed and added as necessary.

We have an active committee with the following members: Kay Davidson, chairman, Judy Hatch, Secretary, Bill Pierce, John Marinos, Gladys Stigger, Candice McCurdy, Roger Welch, Cecil Sharp and our board representative is Richard Meyers.

## Lake Ridge Financials - Update on 2022

By: Lew Blackburn

The following summary is an overview of the financial statements for June 30, 2022 prepared by Community Management Associates, Inc. Overall, the Property Owners Association of Lake Ridge is in good financial condition.

The detailed June 2022 financial statements are available at the Lake Ride POA website (<https://lakeridgepoa.org>) in the **Documents** menu option under the **Financials** directory.

### Bank/Investment Accounts

The operating accounts had \$1,476,952.66 The various investment accounts include \$128,122.34 in Non-Restricted accounts, \$364,119.97 in Restricted accounts, and \$7,531.67 in Enhancements Fund accounts, for a total of **\$1,976,726.64**, compared to \$2,029,926.31 the previous month.

### Balance Sheet

Total assets of **\$2,137,720.34** were primarily **\$1,476,952.66** in investment and enhancement accounts, as well as **\$126,435.90** in total fixed assets. *Accounts Receivables assets were reduced by **\$118,057.85**, accounting for funds that are not likely to be collected.*

Liabilities includes \$25,023.69 for accounts payables, \$276,500.02 for unearned Owner Assessments, \$344,462.49 for Builder Deposits, \$911,300.09 for Repair & Replacement Equity, and \$132,723.23 for Enhancement Fee Equity. For the period ending June 30, 2022, the net income gain was \$47,363.10, compared to \$41,947.37 the previous month.

### Operating Statement

Income total was **\$59,844.19**, over budget by \$2,488.21. Year-to-date, revenues were **\$15,593.69** over budget. Incomes were primarily from homeowner and enhancement assessments including \$51,368.73, including **(\$1,166.26)** for multi-lot discounts. Expenses were **\$54,428.46** over budget by **(\$4,065.11)**. Year-to-date, expenditures were \$22,088.46 below budget. The Net Operating amount was **\$5,415.73**, lower than budget by **(\$1,576.90)**. Year-to-date, net operating costs were \$37,682.15 over budget.

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# Property Owners Association of Lake Ridge - Newsletter

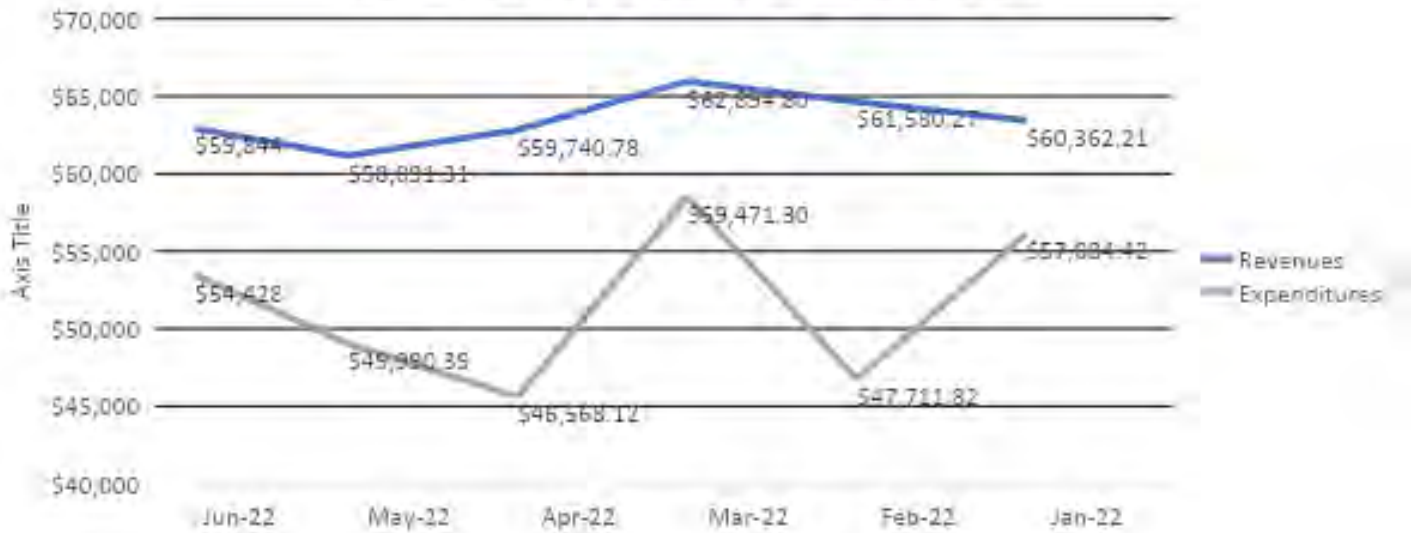
Lake Ridge Financials - Update on 2022 (continued from page 14)

Fall 2022

The following are views of the revenues and expenditures for the 2022 fiscal year.

|                      | Jun-22         | May-22         | Apr-22          | Mar-22         | Feb-22          | Jan-22         | YTD Total       |
|----------------------|----------------|----------------|-----------------|----------------|-----------------|----------------|-----------------|
| Revenues             | \$59,844       | \$58,091       | \$59,741        | \$62,895       | \$61,580        | \$60,362       | \$362,514       |
| Expenditures         | \$54,428       | \$49,990       | \$46,568        | \$59,471       | \$47,712        | \$57,084       | \$315,255       |
| <b>Net Operating</b> | <b>\$5,416</b> | <b>\$8,101</b> | <b>\$13,173</b> | <b>\$3,424</b> | <b>\$13,868</b> | <b>\$3,278</b> | <b>\$47,259</b> |

POALR Operating Summary - JUNE 2022



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# Property Owners Association of Lake Ridge - Newsletter

Lake Ridge Financials - Update on 2022 (continued from page 15)

Fall 2022

## Top Expenditures

Management Fees, Salaries/Benefits and Contract Labor combined were 34.63% of total expenses. More than a third (36.74%) of the total expenditures were for landscape and common areas. Repairs & Replacements were 10.87% of expenses.

| Top Expenditures                               | Percent        | Jun-22             | Y-T-D               |
|--|----------------|--------------------|---------------------|
| Mgmt. Fees, Salaries, Benefits, Contract Labor | 34.63%         | \$18,846.66        | \$119,658.77        |
| LS & CA Maintenance / Utilities / Irrigation   | 36.74%         | \$19,998.15        | \$111,778.20        |
| Repair & Replacement                           | 10.87%         | \$5,918.20         | \$35,938.83         |
| <b>Total Expenditures</b>                      | <b>100.00%</b> | <b>\$54,428.46</b> | <b>\$315,350.46</b> |

## Easy way to report compliance issues

We now have an easy way to report potential compliance issues that will then be reviewed by the Compliance Coordinator on their rounds through Lake Ridge. Once a Compliance Report has been submitted, it will be available to the Compliance Coordinator on their iPad that is used for their Compliance drive through the neighborhoods.

The Report will show up at the address noted and the Compliance Coordinator will review the report and determine whether the situation still exists and if it does whether it is a compliance issue. If a compliance issue exists, the Compliance Coordinator will note the issue and the appropriate notification will be sent.

Compliance issues are reported using the GrandManors app **CiraMobile**, which can be downloaded via your phone's app store.

To report a potential compliance issue follow these steps:

Use CiraMobile to report Compliance issues.

1. Open **CiraMobile** on your phone
2. Login using your the username and password that you used to register on the GrandManors website
3. Select My Communities, then Restrictions, then Report a Violation
4. Search for and then select the property address that has the violation you want to report
5. Click "Create a New Report"
6. Enter the details of the violation. Please include a picture.
7. Select "Submit Report"



## Architecture Control Committee (ACC) Updates to Rules & Regulations coming soon

By: Richard Conrad

The Architecture Control Committee (ACC) for the Property Owners Association at Lake Ridge is tasked with approving a myriad of different Applications for home improvements and new construction. The ACC works to achieve a level of homogeneity as dictated by each Section's Declaration of Covenants, Conditions, and Restrictions (CC&R's) and the most recent version of the Rules and Regulations Governing Architectural and Design Matters (Rules and Regs).

The ACC has been working on a revision to the "Rules and Regs"- as we call it. This will be completed in September 2022. We do revisions to reflect changing needs in the neighborhood. For example, we had no rules related to flags and flagpoles. Upon inquiry by homeowners we are including flags and flagpoles standards in the Rules and Regs update. For new construction we have seen changing house designs that reflect significant buildings now on unlevel lots. There is a lot of activity involving retaining walls that has required our attention and some changes.

We welcome input from homeowners whenever an update is proposed. The ACC operates by simple majority rule. We also grant Variances where appropriate. Homeowners have the right to Appeal to the POA Board should they desire if a submission has been rejected. The procedures for these things can be found on the POA website (<https://lakeridgepoa.org>) under the **ACC Request** menu option.

The application process can go smoothly if homeowners will read the Rules and Regs and check the information in their Section's CC&R's before submitting for a project. All the information required in the Application and a full discussion of whatever project you are wanting to accomplish is readily available in those two documents. The ACC has also put together a video that walks you through the steps to submit an ACC Request Form for new house construction. The video is also available on the POA website under the **ACC Request** menu option. Anyone considering building in Lake Ridge needs to watch this video. By doing some advance preparation to help you with your submission, the 30 day window for approval can easily be met. Our biggest culprit for submission failure is running out of time completing an application with all the required attachments and then having to resubmit a request.

## Whom do I contact for POA Matters or questions?

There are a number of ways to get information or questions answered about the Lake Ridge POA.

### **Via Resident Portal:**

You have access to GrandManors online servicing tool at [www.GrandManors.com](http://www.GrandManors.com) which is designed to provide easy and immediate access to most information regarding your property and community.

Using the Resident Portal menu option you will be able to:

- Make a one-time or recurring assessment payment
- Check the status of current payments - including the date, amount and type of payment
- Change your mailing address, phone numbers and other contact information
- Communicate with GrandManors any time using convenient online contact email feature
- View history of relevant correspondence including various notices and documents
- Obtain ACC forms, amenity access forms, and POA governing documents
- Review and report deed restriction violations
- View a directory of listed residents
- Find helpful resources about community living
- And more!

### **Via GrandManors Phone App - CiraMobile**

GrandManors offers a phone app called **CiraMobile**. You may download the app via your App Store on your phone. The **CiraMobile** app uses the same GrandManors username and password as you use on their website. The functionality of the **CiraMobile** app is similar to what is available via the GrandManors website.

### **Via Email:**

Questions may be emailed to the GrandManors onsite Lake Ridge staff using the appropriate email address for your Lake Ridge POA.

If you have any questions about the Lake Ridge Community, email:

[POAOFLLR@CIRAMAIL.COM](mailto:POAOFLLR@CIRAMAIL.COM)

### **Via Phone:**

GrandManors has a team of Resident Advisors that are waiting to assist you with questions about the POA. GrandManors Resident Service Center is available Monday through Friday at 1-855-9-GrandManors (**1-855-947-2636**) from 7:30am - 7:00pm.

## Lake Ridge Financials - Draft 2023 Budget process

By: Lew Blackburn

The 2023 Property Owners Association of Lake Ridge budget is in process of being drafted and reviewed. The 2023 budget needs to be approved by the POA of Lake Ridge Board in October 2022 for GrandManors to be able to generate property owner invoices for the 2023 POA of Lake Ridge assessments which are due on **January 1, 2023**.

The 2023 POA of Lake Ridge assessment is not expected to change from the 2022 assessment of **\$285 per lot** which consists of \$250 for annual dues and a \$35 Enhancement fee to fund the Restricted & Replacement fund. The \$35 Enhancement fee was approved by the POA of Lake Ridge Board for three years, based on the funding model suggested by the Reserve study. The 2023 assessment is the last year for this specific three-year Enhancement fee.

**The 2023 assessment amount is NOT set until the POA of Lake Ridge Board approves the 2023 budget at their open Board meeting in October 2022.**

How the Restricted & Replacement account will be funded after 2023 will be assessed by the Finance Committee and a recommendation made to the Board in 2023 to have a means to fund the Restricted & Replacement account for 2024 and beyond.

The chart on page 20 shows the POA of Lake Ridge Operating Income from 2019 through 2022. The Operating Income shown is at a summary level and is composed of:

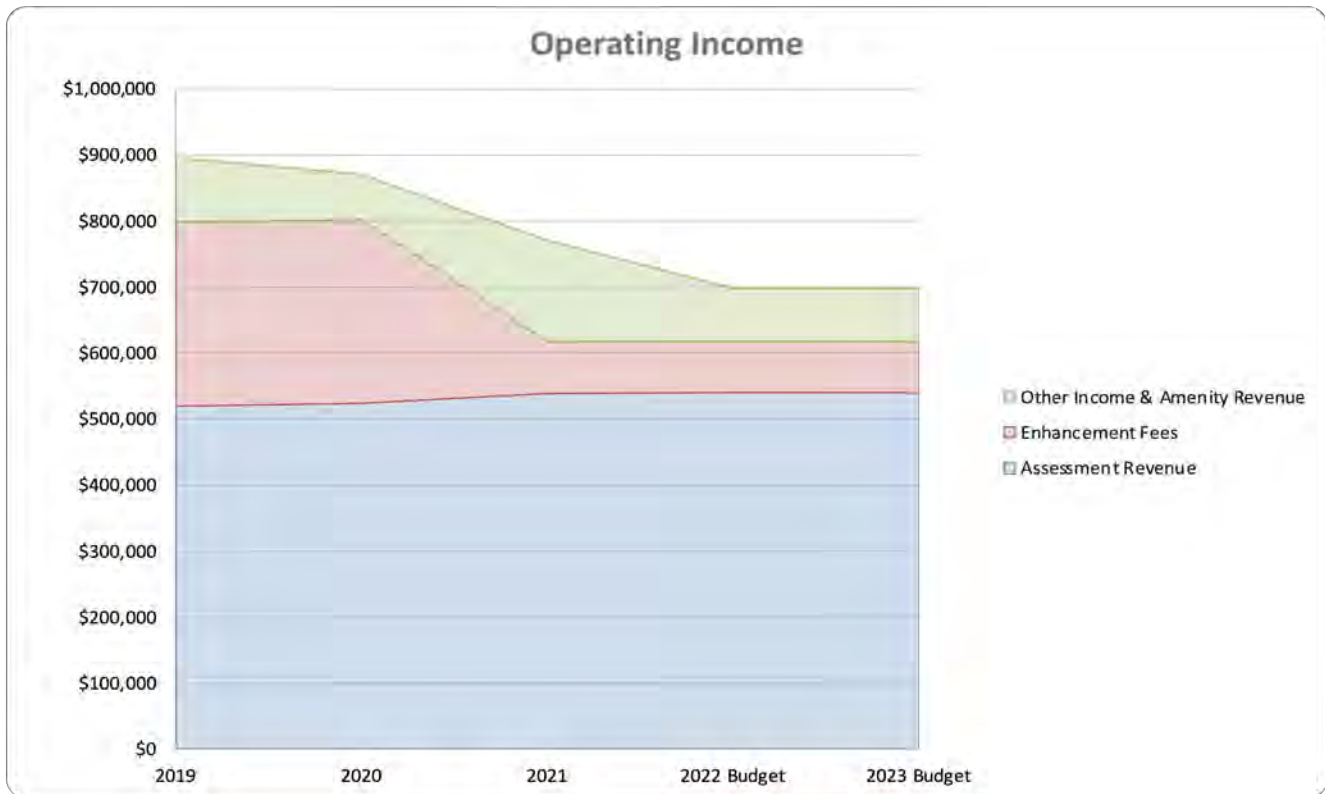
- Assessment Revenues - \$250 per lot per year
- Enhancement Fees - Board approved fees that are for a specific time period and purpose. The current Enhancement fee of \$35 is through 2023.
- Other Income & Amenity Revenue - this is income from interest on deposited funds, violation fees, ACC submittal fees, rental income from clubhouse tenants, and any other income received.

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# Property Owners Association of Lake Ridge - Newsletter

Lake Ridge Financials - Draft 2023 Budget process (continued from page 19)

Fall 2022



The Assessment Revenue does not significantly change as a function of time because the number of lots in Lake Ridge that are assessed does not change drastically year to year. In 2019, a developer with multi-lot discounts sold most of those lots, which accounts for the increase in Assessment Revenues in the following years.

The Enhancement fees are based on Board approved fees only. The Other Income & Amenity Revenue is fairly consistent year to year. In 2021, POA of Lake Ridge realized a larger amount of Other Income due to the sale of a property that had been foreclosed.

The chart on page 21 shows the POA of Lake Ridge Operating Expenses from 2019 through 2022. The Operating Expenses shown are at a summary level and are composed of:

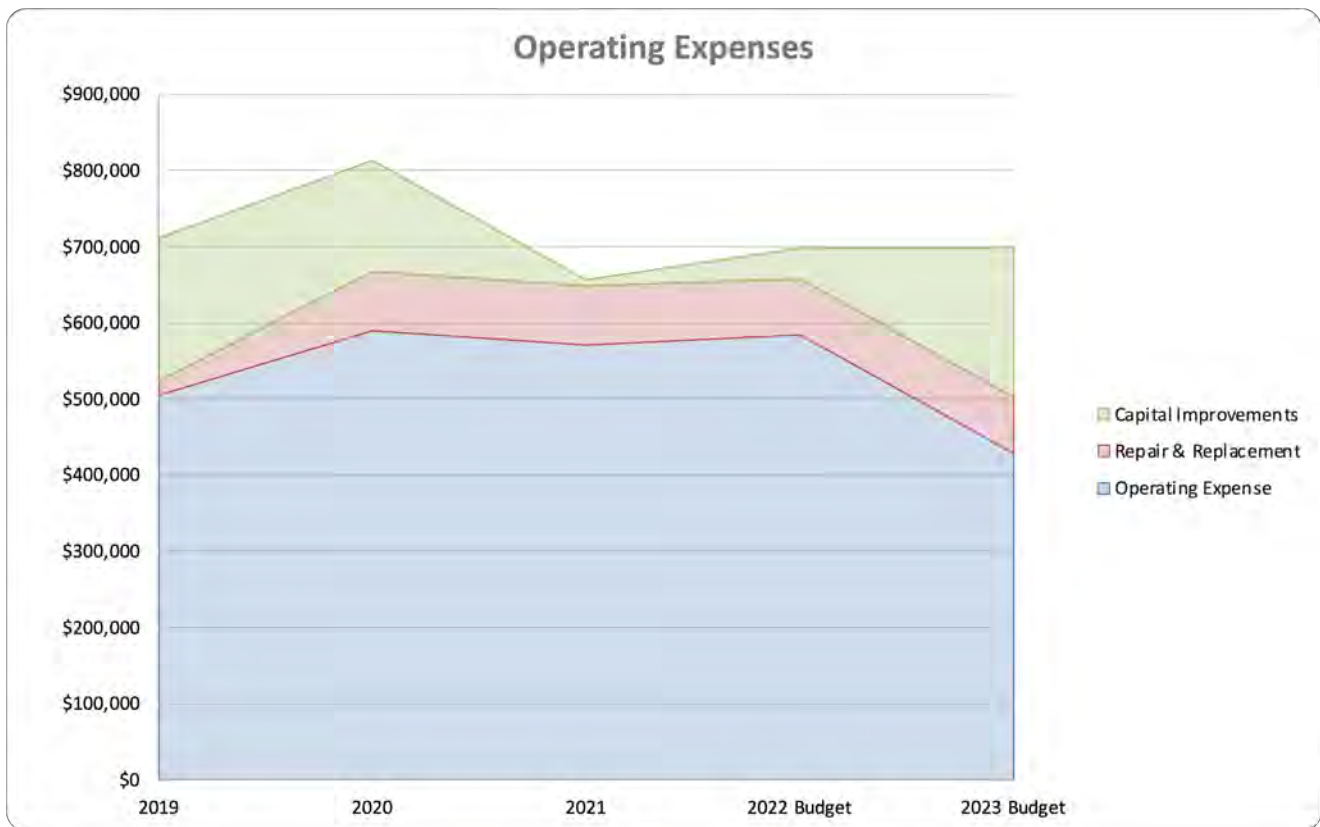
- Operating Expenses
- Repair & Replacement Expenses
- Capital Improvement Expenses

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# Property Owners Association of Lake Ridge - Newsletter

Lake Ridge Financials - Draft 2023 Budget process (continued from page 20)

Fall 2022



The Operating Expenses have been fairly consistent since 2020 at around \$580,000 to \$590,000. In 2023, we expect to see a decrease in the Operating Expense due to the lower cost of the GrandManors contract.

If you have any questions about the 2023 Budget, please attend the October 2022 POA of Lake Ridge Board meeting.

## Correct mailing address will save you money and frustration!

If GrandManors does not have your correct mailing address, then you will not receive any written notifications from GrandManors concerning your Property Owners Association account. You will not receive via mail your annual assessment notification or any late payment notices. This unfortunately could result in fines, interest and worst case going to collections unnecessarily just due to an incorrect mailing address on file with GrandManors.

Please check that your mailing address with GrandManors is correct. Your Lake Ridge property address should NOT be your mailing address if your property is a lot with no house on it or you do not reside at the property. You can check your account information via GrandManors website at [www.GrandManors.com](http://www.GrandManors.com). You will navigate to the Resident Portal page and click on the **Log in to Owner / Resident Portal** button to enter your Username and Password to get access to your GrandManors Dashboard.

Please send all updated mailing addresses and contact information to **POAFLR@Ciramail.com**. Please be sure to include your Lake Ridge property address.

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## Gated Communities in Lake Ridge

Lake Ridge is a 2,200 property owner community located about 19 miles south of Dallas in Cedar Hill and Grand Prairie near Joe Pool Lake. All properties in the Lake Ridge community are members of the **Property Owners Association of Lake Ridge**. Inside the Lake Ridge community are seven gated communities that are Sub Associations. These seven gated communities each have their own separate Property Owners Associations (POA), POA Board, Architecture Control Committee (ACC), and annual POA dues, in addition to the annual POA of Lake Ridge dues.

A lot in a gated community is governed by that gated community's rules and regulations, POA Board and ACC. The gated communities work in conjunction with POA of Lake Ridge to maintain consistent rules, but each gated community has the ability to modify their rules and regulations based on their specific circumstances.

The seven gated communities in Lake Ridge are:

- Bluffs - 48 lots
- Fountains - 68 lots
- Hills - 86 lots
- Sanctuary - 124 lots
- Summit - 84 lots
- Timbers - 69 lots
- Views - 39 lots

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# Property Owners Association of Lake Ridge - Newsletter

Gated Communities in Lake Ridge (continued from page 22)

Fall 2022

You can see a map of Lake Ridge and its gated communities on the Lake Ridge POA website ([www.lakeridgepoa.org](http://www.lakeridgepoa.org)) in the **Documents** menu, **Maps** directory, and **Lake Ridge Map with zones July 28 2021** pdf file. The following is a URL address to this map.

<https://lakeridgepoa.org/wp-content/uploads/simple-file-list/Maps/Lake-Ridge-Map-with-zones-July-28-2021.pdf>

The POA Board President of each gated community is:

- Bluffs - Michael Craig
- Fountains - Allena Anderson
- Hills - Will Dunn
- Sanctuary - Patrick Dale
- Summit - John Hoopman
- Timbers - Bristol Jackson
- Views - John Monroe

**If you have questions/concerns about our Lake Ridge community, email:**

Lake Ridge Overall : [POAOFLLR@CIRAMAIL.COM](mailto:POAOFLLR@CIRAMAIL.COM)

**If you have questions/concerns about one of the gated communities, email:**

The Bluffs : [BLUFFS@CIRAMAIL.COM](mailto:BLUFFS@CIRAMAIL.COM)

The Fountains : [FNTNPOA@CIRAMAIL.COM](mailto:FNTNPOA@CIRAMAIL.COM)

The Hills : [HILLSPOA@CIRAMAIL.COM](mailto:HILLSPOA@CIRAMAIL.COM)

The Sanctuary : [SANCTPOA@CIRAMAIL.COM](mailto:SANCTPOA@CIRAMAIL.COM)

The Summit : [SUMMIT@CIRAMAIL.COM](mailto:SUMMIT@CIRAMAIL.COM)

The Timbers : [TIMBER@CIRAMAIL.COM](mailto:TIMBER@CIRAMAIL.COM)

The Views : [VIEWSPOA@CIRAMAIL.COM](mailto:VIEWSPOA@CIRAMAIL.COM)





## Crime Prevention - Registering Security Cameras

With the increase in residential and business surveillance cameras, we have the opportunity to help the police solve crimes in our community by offering surveillance footage when a crime has been committed near the property.

Both Grand Prairie and Cedar Hill police departments have programs to voluntarily register a location operating a security camera system and provide contact information with the police department. The programs enable the police to contact residents and businesses if a crime occurs in the vicinity of the property and to request surveillance footage.

Citizen-provided security camera footage is increasingly becoming an invaluable asset to help establish leads and identify perpetrators. By registering, the police have a list of contacts with security cameras that may aid them in an investigation.

Registration is strictly voluntary.

You will need to register with the police department in which your property resides.

### Cedar Hill Locations

Cedar Hill has a program called the **Community Camera Registration Program**. You can register online via the City of Cedar Hill website under City Services, Police, and Crime Prevention (P.A.C.T.) menus. The URL address for the registration page is:

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

### Grand Prairie Locations

Grand Prairie has a program called the **Eagle Eyes Camera Program**. You can register online via the Grand Prairie police department website under Community and Crime Prevention menus. The URL address for the registration page is:

<https://www.grandprairiepolice.org/Community/Crime-Prevention/Eagle-Eyes-Camera-Program>

## Letter from Board of Directors

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 the 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 fine per Section 3.19 of the CC&R's.**

**The Association cannot recommend a maintenance contractor; however, the following have requested to be listed and are willing to perform maintenance of your lot or lawn at a cost negotiated between you, the property owner, and the contractor.**

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 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.

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Letter from Board of Directors - (continued from page 26)

## **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**

### **Maintenance Contractors**

**Texas Tractor Service, LLC** - [texastractor@swbell.net](mailto:texastractor@swbell.net) - Darren Heitman - office **972-291-7263** or cell **972-877-4966** - Lot mowing, tree trimming/removal, and erosion barriers. Visa and MasterCard accepted. Locally owned & operated since 1986. Insured.

**Have Tractor Will Mow** - [ernestbaley@sbcglobal.net](mailto:ernestbaley@sbcglobal.net) - Ernest Baley - home **972-291-1677** or cell **469-254-3617** - Lot mowing, cleaning and tree removal. Before and after pictures. 108 N. Potter, Cedar Hill - Insured.

**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 manicured lawn.

**Clint's Lawn Care** - [clintlawncare@yahoo.com](mailto:clintlawncare@yahoo.com) - 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**

## POA of Lake Ridge Committee Information

The strength of a POA is in its volunteers from the community. We encourage you to help make the Lake Ridge community better and join a committee or volunteer your time. To join a committee or volunteer your time, please send an email to:

Board of Directors

[board@lakeridgepoa.org](mailto:board@lakeridgepoa.org)

Architecture Control Committee

[architecture@lakeridgepoa.org](mailto:architecture@lakeridgepoa.org)

Communications/Technology Committee

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

Finance Committee

[finance@lakeridgepoa.org](mailto:finance@lakeridgepoa.org)

Landscape Committee

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

Social Committee

[social@lakeridgepoa.org](mailto:social@lakeridgepoa.org)

Club House Committee - This committee is to make recommendations by December 1, 2022 to the Board of Directors concerning the update of the POA of Lake Ridge Club House use and possible refreshing, remodeling, renovating or replacement of the existing structure. If you are interested in joining, please contact Lew Blackburn, Board Liason at:

[Lew@LewBlackburn.com](mailto:Lew@LewBlackburn.com)