



WELCOME BACK TO THE LAKE RIDGE PROPERTY OWNER'S ASSOCIATION COMMUNITY NEWSLETTER. THE PURPOSE OF THIS NEWSLETTER IS TO BRING THE COMMUNITY TOGETHER TO SHARE HAPPENINGS, EVENTS AND TIPS FROM YOUR MANAGEMENT STAFF.

Welcome to the team

Jodie Walker – Grand Manors Vice President

Jodie Walker joined RealManage Family of Brands in Austin in March of 2007 and has served as a Senior Community Association Manager, Director of Community Association Management, and RealManage Austin's Transition Manager. Jodie Walker was General Manager for the Avery Ranch Community Association, a GrandManors community for 7 years. She prides herself on continuing education. Prior to joining RealManage, Jodie worked in the hospitality industry as a General Manager for Intercontinental Hotels Group. Jodie's experience includes management of master-planned developments with multiple amenities, townhomes, condominiums, municipal utility districts as well high-end gated communities. For several years Jodie worked exclusively with one of Austin's largest developer clients. Jodie uses her talents to meet the needs of both developer and homeowner-controlled associations with expertise including meeting management, financial analysis, budgeting trends, and addressing client and resident satisfaction.



Haylee Faulkner – Administrative Assistant /Compliance Inspector

Hey y'all, my name is Haylee and I am your new administrative assistant as well as your Compliance Inspector! I am new to this industry and super excited to learn more about it! Feel free to stop by to introduce yourself! ;)



Homes not hotels

SAY YES TO SAVE OUR COMMUNITIES



"So let's make the most of this
beautiful day,
Since we're together, we might as well
say,
Would you be mine?
Could you be mine?
Won't you be my neighbor?"



LAWN REMINDER

- NEIGHBORS, WE CURRENTLY HAVE ALMOST 700 UNIMPROVED LOTS THAT ARE NOT BUILD SITES. IN SECTION 5.07 (PAGE 25) IN THE 2ND REVISED RULES AND REGULATIONS THE FORCED MOW PROCESS IS WRITTEN IN DETAIL SAYING, WE WILL GIVE 1 WARNING TO PLEASE MOW YOUR LOT, FOLLOWED 2 WEEKS LATER BY A PRE-FINE NOTICE THAT YOU HAVE 30 DAYS TO GET THE LOT MOWED, FOLLOWED BY A \$50 FINE AND SCHEDULE THE LOT TO BE MOWED (USUALLY 2 WEEKS AFTER THE FINE) AND AN ADDITIONAL \$300 FINE FOR MOWING THE LOT FOR YOU. THAT IS A 2 MONTH WINDOW TO MOW A LOT AFTER IT IS HIGHER THAN 12 INCHES UNLESS YOU ARE WITHIN GRAND PRAIRIE LIMITS THEN YOU NEED TO KEEP IT UNDER 10 INCHES! IF YOU ARE NOTICING A NEIGHBOR IS NOT ABIDING BY THESE RULES, YOU CAN ALSO REPORT IT TO YOUR CITY CODE OFFICER. AFTER THEY SEND A VIOLATION NOTICE, THE HOMEOWNER HAS 7 DAYS TO FIX IT.
- *5.07 Unimproved Lot Maintenance. Lot owners who are not yet building, clearing, grading, or otherwise preparing to commence construction must meet the following requirements regarding their lot(s). Each lot must be mowed at least once per month during the growing season. Should wet conditions produce more foliage additional mowing must be performed. Grasses and/or weeds are not allowed to exceed 12 inches in height. For those lots with tree masses close to the fronting street the grasses and/or weeds among the trees must be mowed at least 50 feet back from the street. The Compliance Officer will issue citations for lots not in conformance. Additionally, if problems persist, the Association will have the lot mowed and billed directly to the property owner. The property owner of each lot is required, at their own expense, to provide a visible sign with the full address (number and street name). This is to be done on permanent (waterproof) material and be clear for easy reading. The sign must not exceed three feet in height and be a color that blends with the surrounding foliage.*

Latest News:

- Spring time enhancements along Lake Ridge and Lake View are almost finished. Great job of coordinating this project Richard Meyers.
- The vote is still open through March 2024 for the change of the CCR's for the short term rentals – **Vote YES**
- Grand Prairie brush pick up will be on the last week of the month



NEW THINGS TO COME TO THE CLUBHOUSE

THE BOARD OF DIRECTORS HAS APPROVED THE SWITCHING OVER FROM SEPTIC SYSTEM TO CITY SEWER. THEY ARE WORKING AWAY AND IT SHOULD BE COMPLETED NEXT WEEK!

Join us for:

- Next Breakfast for Board Members will be in August – Date to be announced.
- A "sharing session" for ACC members and a representative from the Cedar Hills Residential Inspection office has been held on 06/06/2023
- Coffee and Desert will be hosted by the Social Committee on June 16th starting at 7:30pm



DID YOU KNOW:

- "ET THE EXTRA TERRESTRIAL" WAS RELEASED ON JUNE 11TH IN 1982 AND REACHED \$792.9 MILLION IN THE BOX OFFICE!
- THE ROLLING STONES 'PAINT IT BLACK' REACHED #1 IN THE U.S. ON JUNE 11TH 1958

Juneteenth

ON JUNE 16TH, WE WILL CELEBRATE JUNETEENTH. Join the social committee at 7:30pm at the clubhouse to celebrate Juneteenth and enjoy coffee / dessert.



Board Member Spotlight

The Presidents Edition

Will Dunn - The Hills



Hello. My name is Will Dunn. I am one of five Board Members that serve The Hills of Lakeridge. I am a retired Aerospace professional and my lovely wife and I built our home in The Hills of Lakeridge in 2006. We were attracted to this area by the natural beauty and privacy it provides. The Hills of Lakeridge was established in 1999 and is comprised of 86 properties. We currently have 71 homes, 12 undeveloped lots and 3 homes under construction. We recently completed a total makeover of our main entrance to provide an updated fresh appearance. The project involved retaining our mature trees and replacing the remaining landscaping with fresh new plantings that are native to our area. The project also included the addition of a bubbling water feature, landscape lighting, and a customized irrigation system that assures all the plantings are maintained during our intense Texas seasons. We are thankful to all of our property owners for their continued interest, support and pride in our community. Last year, with the support of our property owners, we were successful in revising The Hills CCR's to place restrictions on properties that were being used as Short-Term Rentals. These restrictions have produced the desired effect of eliminating the disturbances we were experiencing from these properties. Speaking for a community that has been negatively affected by inappropriate behaviors of some Short-Term Rental properties, your vote to support this CCR amendment for Lakeridge as a whole would be appreciated. Please help maintain Lakeridge as one of the most desirable communities south of Dallas.

Allena C. Anderson - The Fountains



Allena C. Anderson, Ph. D has lived in Cedar Hill for 22 years, and has lived in Lake Ridge for 15 years. Allena serves as the POA President of the Fountains of Lake Ridge. She also serves as Planning & Zoning Commissioner for the City of Cedar Hill. She is a full time Mental Health clinician and owns a private practice. She is married to Dave and they have 2 children. She enjoys exercising & fitness.

John Monroe - The Views



Hello from the Views, a gated community at the “top of the hill”. Actually separated from big Lake Ridge. The Views has 40 lots and currently no homes under construction. My name is John Monroe and I currently am serving as board president. Other board members are Brian Ramon and Glyn Fisher. My wife Sharyn and I built our first home in Lake Ridge in 2001. Home was on Wood Lake Dr in big Lake Ridge. We moved to the Views in 2018. For the Most part (for now) things are in good shape in the Views. A few things to take note of: We recently approved a preventative maintenance plan with Orion for our gates. We recently agreed to a new reserve study . We have an ongoing Christmas light contract with “the Perfect Light” company. This is our third year with this company and we have been pleased with their service and the quality of their installation. On a personal note, Sharyn and I enjoy traveling and have been fortunate to visit many countries around the world. Most recently Thailand, Vietnam and Cambodia. Also when I retired I took up golf. I enjoy Playing at Tangle Ridge and am still waiting for my first hole in one.



Bristol Jackson - The Timbers



Hello, I’m Bristol Jackson. I’m a retired law enforcement professional, and one of three Board Members that serve The Timbers of Lake Ridge Community. My wife and I are currently building our home. We anticipate it being completed within the next several months. The Timbers is comprised of 69 lots, with 67 lot owners. We currently have 38 homes, 27 undeveloped lots, and 2 homes under construction. The Timbers community is currently in the process of several projects to beautify our community. We encourage every member of our community to check with the on- site management team to make sure they have a current telephone number, and email address on file. Lastly, Lake Ridge as a whole is in the process of voting to add a restriction for Short-Term Rentals. We solicit your vote to support this CC&R amendment. For a ballot or more information, contact the on-site management team. Please help maintain Lake Ridge as one of the premier, and desirable communities south of Dallas.

Mike Craig - The Bluffs



Mike Craig, president of The Bluffs, was born in New Jersey and raised in Pennsylvania where he studied Electrical Engineering at Penn State University, but did not graduate. Mike started his career in the audio business becoming a professional roadie for local and national musical acts. In 1985 he changed careers and started working in the video space, specifically in medical x-ray digital imaging working for a camera tube manufacturer whose products were used in medical imaging. Mike continued working in medical imaging moving to Texas in 1989 working with an x-ray tube manufacturer and added the camera tube products to their product line along with other products used in medical imaging. During his career he has advanced to the VP of sales and marketing for numerous medical x-ray imaging companies. Mike and his wife Corinne purchased their property in The Bluffs before the roads were built and have lived in their home for 20 years. Mike has been on the board for The Bluffs for 18 years.

Patrick Dale - Sanctuary and Lake Ridge POA



Patrick Dale was born in Redford Township, just east of Detroit, Michigan. He met his wife Allison working together at a Burger King back in 1978. Patrick and Allison have been married for 42 years and have been blessed with two children and four 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 oversea 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 volunteered on the Lake Ridge POA board since Sep 2019 and on The Sanctuary POA board since Dec 2020. Patrick also volunteered with his grandsons local Cub Scout pack including running the pine wood derby for the past few years. Patrick looks forward to helping the Lake Ridge community through improving communications and transparency. Lets work together to make the Lake Ridge community better!



The Summit is an 86 lot gated community at the southeast end of Lake Ridge that has gorgeous views overlooking Lake Ridge and west toward Joe Pool Lake. The Summit POA

Board is:

Anthony Baker - President

Richard Haertling - Vice President

Gary Karnavas - Secretary/Treasurer

Thank you!

Thank you for reading our Newsletter
and we cannot wait to show you what is
to come!

Your GrandManors staff & contact info:

Norman Marks - General Manager

Tonya Cole - ACC Coordinator/Assistant Community Manager

Haylee Faulkner - Admin Assistant / Compliance Coordinator

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