

NOVEMBER 2023 COMMUNITY NEWS

Ridge Lake

AT JOE POOL LAKE



November 17th - Breakfast for Board Members

Breakfast for Members will be at 8:30am - With Special Guest Speaker!

Lawns of Dallas is a full-service landscape company providing comprehensive services to DFW since 1982. For 40 years, we have worked hard to provide excellence service to each client with an eye for detail and quality. Guest speakers include Giuseppe Baldi, Kyle Korywchak and Jake Bloodworth.

Do Not Forget

- *Sunday, November 5 at 2 A.M. is the end of Daylight-Saving Time. Set your clocks back one hour on Saturday night at bedtime!*

Did You Know

The Full moon in November is traditionally called the Beaver Moon in the US.

Join Us For

- *Final 2023 POA Board Meeting will be held at the clubhouse on Tuesday November 21st at 7pm*
- *Holiday Party at the Clubhouse - Sunday December 10 from 2-4pm Hot Coco and Cookies Punch and Snacks Will be served Come one come all*

Propane Service Information

Due to a recent emergency of a gas leak, we were unable to contact the propane vendor. We are requesting that if you have propane services, please contact the Grand Manors On-site Office staff (972-299-5270) and provide us with the company that provides this service to your residence.





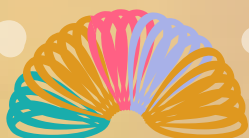
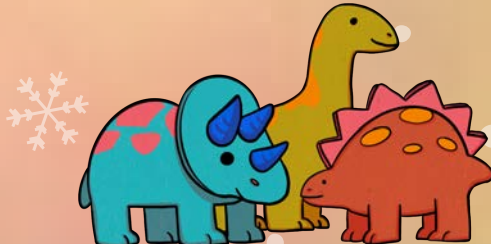
Toys For Tots is a program run by the United States Marine Corps Reserve which distributes toys to children whose parents cannot afford to buy them gifts for Christmas. It was founded in 1947 by reservist Major Bill Hendricks.

We are excited to be participating in this annual event that has distributed 652 million toys to 291 million deserving children.

Please drop new, unwrapped toys in the collection boxes located:

**Lake Ridge Clubhouse
Monday - Friday
8:30AM - 5:00PM
November 1st - December 14th**

If every property owner in Lake Ridge donated just 1 single toy, we could potentially have over 2,000 toys to bring more joy to more families!



ENHANCMENT FEE VOTE → RESULTS ←



**Thank you to all that
took the time to place a
vote and joined us at
the meeting**

Lake Ridge - The \$65 Community Enhancement Fee passed with 61% of the votes

Lake Ridge Property Owners, The vote for the \$65 Community Enhancement Fee closed on October 19, 2023. We received 697 ballots (32% of the 2212 properties) exceeding the quorum requirement of 222 ballots or 10% of the members. The support for the \$65 Community Enhancement Fee was overwhelming at 61% (426 YES, 271 NO). This will set the annual assessment for 2024 at \$315 (\$250 base assessment + \$65 community enhancement fee), due on 1/1/2024. The \$65 Community Enhancement Fee will remain at the \$65 level for six years - 2024 through 2030.

Thank you for supporting the maintenance of our common assets. In our Nov 21, 2023 board meeting, we will be reviewing many maintenance items that were tabled until after the vote was finalized. Please join us to learn more details about the maintenance planned for our common assets.

ACC COMMITTEE SPOTLIGHT

The Bluffs

Cedric Brasfield



Cedric Brasfield is the Chief of Staff and Operations Leader for Concord Church. A proud Business/Biology Pre-Med graduate of the University of Arkansas Pine Bluff where he was inspired to pursue a career in Operations as the Health and Wellness Director for Walmart, a career that spanned three decades before he retired in 2017. In November 2023, Cedric celebrates 10 years of marriage to his beautiful bride Brandy. They have three kids, Cedric Jr (8), Grayson (5), and McKenna (2). They have lived in the Bluffs of Lakeridge for six years.

Christopher Serafin



Chris and his family have been in The Bluffs for the last 15 years and enjoy living in Lakeridge. Chris has spent his career in the travel industry including working for a few airlines and a few consulting firms and now works for Amazon. Chris and the family enjoy traveling and also are big sports fans, including attending games as well as cheering on the kid's at their games.

NATIONAL NIGHT OUT

On October 3rd we held a National Night Out at the Tangle Ridge Golf Course! It was a great night of getting to know our community. We want to say thank you to everyone who was involved in putting this together and to all of our residents that joined us!



**BE A PART OF THE
SOLUTION AND VOTE YES!!**

www.lakeridgepoa.org/STR



HOMES NOT HOTELS

**SAY YES TO SAVE OUR
COMMUNITIES**

**Short Term
Rental Votes**

Your GrandManors staff & contact info:

Norman Marks - General Manager

Tonya Cole - ACC Coordinator/Assistant General Manager

Haylee Faulkner - Admin Assistant / Compliance Coordinator

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