

FEBRUARY 2024 COMMUNITY NEWS

LAKE RIDGE

AT JOE POOL LAKE



HAPPY
Valentine's



Homeowners - Need to know:

New Fining Policy:

The Lake Ridge Board has implemented a new fining policy. The new fining schedule will be as shown below.

<u>Curable Violations</u>	
Initial Fine	\$250.00
Second Fine	\$500.00
Third Fine and Subsequent Fines	\$1,000.00
<u>Unapproved ACC Modifications</u>	
Initial Fine	\$250.00
Second Fine	\$500.00
Third Fine and Subsequent Fines	\$1,000.00
<u>Incurable Violations and Violations Which Pose a Threat to Public Health or Safety</u>	
	No More Than \$4,000.00

All previous violations from 2023 have been closed, therefore all homeowners are starting out the year with a clean slate. Please ensure to review our new policy and keep your property in compliance with our CC&R's as well as our Rules and Regulations. If you have any questions please feel free to reach out to poaoflr@ciramail.com

Reminders:

- Homeowners have 14 days to cure a violation before it gets escalated.
- Trash cans need to be stored out of site from public view.
- Junk motor vehicles can not be stored on property.
- Homeowners can not start construction with out your ACC approval.
- Trailers can not be stored in public view.
- Unimproved lots will be force mowed for \$300 + \$250 fine if it goes beyond the first fine.

Homeowners - Volunteers Needed:

CALL FOR CANDIDACY

Dear POA of Lake Ridge Homeowners,

Each year, the Property Owners Association of Lake Ridge is required to elect new members of the Board. This year, the bylaws require the election of two directors to serve a three year term. The election will be held in conjunction with the Annual Meeting of the Homeowners to be held on March 19th, 2024. An official announcement and invitation to the annual meeting will be mailed to all owners prior to the meeting as required by the bylaws and state statutes.

We are sending this notification to solicit candidates for the Board. If you would like to be considered through the election process to serve on the Board, please fill out and return the included form. Forms can be dropped off at the association offices located at 100 Lake Ridge Parkway, or by scanning and emailing them to poaoflr@ciaramail.com. Candidate forms must be received by February 23rd, 2024.

The Board meets once a month to review association business and make decisions in accordance with the authority granted in the association documents. There may also be communications and electronic discussions between board meetings that require involvement.

You may also submit questions to us at poaoflr@ciaramail.com.

Kindest Regards,

The POA of Lake Ridge Board of Directors and the GrandManors Management Team

PROPERTY OWNERS OF LAKE RIDGE BOARD OF DIRECTOR APPLICATION

Thank you for your interest in serving on the POA of Lake Ridge Board of Directors. Please take a few moments to complete this questionnaire and return to 100 Lake Ridge Parkway, Cedar Hill, TX 75104, or to POAOFRLR@Ciramail.com by Friday, February 23rd, 2024. Please feel free to expand your answers on a separate sheet if necessary. Please print or type your information:

Name of Applicant
Applicant's Address
Applicant's Phone Number(s)
Applicant's E-mail Address
Number of years/months as a member of the POA of Lake Ridge?
Have you ever served as an POA board member before? If so, where and for how long?
Have you served on any POA Committees before? If so, what committee, where, and for how long?
What do you think are the most important issues with your community?
Why do you want to serve as a board member?
What qualifications do you feel you have to serve as an POA Board member?

Thank you to
everyone who helped
us fill **FIVE** boxes
worth of toys!



Upcoming Events:

POA BOARD MEETING ON FEBRUARY 20TH AT 7PM

Upcoming Projects:

- We will be adding more parking spaces to the clubhouse.
- We will be completing some touch up work to the exterior of the clubhouse.
- We will soon start the remodel on the inside of the clubhouse which will include updating paint, furniture, floors, and fixtures.



BREAKFAST FOR BOARD

MEMBERS

We had a great breakfast with all of our
board members, where we discussed
ways to improve our community.



The Lake Ridge Clubhouse will be closed in observance of these Holidays.

2024 HOLIDAY SCHEDULE

Monday, January 15th

Martin Luther King Jr. Day

Monday, May 27th

Memorial Day

Thursday, July 4th

Independence Day

Monday, September 2nd

Labor Day

Thursday, November 28th

Thanksgiving Day

Friday, November 29th

Friday after Thanksgiving Day

Tuesday, December 24th

Christmas Holiday

Wednesday, December 25th

Christmas Holiday

Wednesday, January 1st

New Year's Day 2025

Mardi Gras



Mardi Gras is a celebration that begins on February 14th, 2024, or in upcoming years, the last Tuesday before Ash Wednesday

It was initially celebrated by European Christians as a way to mark the beginning of Lent and to prepare for the fasting period of Easter. Today, it is one of the world's most colorful and vibrant festivals, featuring party-like parades, elaborate costumes, lively music, and indulgent feasting.



King cake is first served on King's Day (January 6) and lasts through the eve of Mardi Gras to celebrate the coming of the three kings, as well as to honor them with a sweet homage to their jeweled crowns.



**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

Office address: 100 Lake Ridge Pkwy., Cedar Hill, TX 75104

Office phone: 972.299.5270

poaoflr@ciramail.com