

◆ THE VOICE ◆

Volume 1, Issue 1

Ridgepointe Homeowners Association Newsletter

August 3, 1998

Salutations

From the Ridgepointe HOA Newsletter Committee.

This publication is created solely by volunteers and incurs only "paper" costs. Even copies are generously contributed.

Special thanks to Iorna Greenlee &

Betty Sperry for graciously donating their time and effort in bringing this project to fruition!

This is an "Introductory" Issue.

That means, upcoming issues will include more Member involvement!

In the News

Many attended the annual Homeowners Assoc. Meeting and the following Directors were appointed.

Deanna Kenaga
Charlotte Arteritano

Please welcome these new Board Members who will join Mike Juliana in



Dedicated to HOA Members of Ridgepointe in The Colony

representing you as homeowners for their appointed terms.

Thanks to outgoing Board Members Sandy Byrd and Karen Endres for their contributions!

As usual, there were many spirited individuals present at the annual meeting, some impassioned and others just listened.

Make no mistake about it, this community is not without caring individuals who have demonstrated their willingness to contribute to the neighborhood.

Good intentions not

withstanding, there are several heated discussions taking place within our development. Tempers have been known to flare at our annual meeting and this one was no exception. The people have demanded accountability for all aspects of management and the

Board's Charter for years. Now, they will get it!

This writer looks forward to next year's meeting,

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What Do I GET For My Money?



If you're content to sit back and pay your dues, confident in the capabilities of those in charge to fairly apportion them, READ NO FURTHER!. This special column is dedicated to keeping you informed in budgetary matters.

Otherwise, keep your eyes peeled for tidbits about how the Association works, what the Management Company Does and how membership dues are applied.

Feedback

Here's your chance to have a 'Voice'.

Questions or comments should be sent to the address below. Speak up and be heard. This HOA has been without a 'Voice' long enough!

Submit articles & comments to:
Ridgepointe HOA C/O CMA
4835 LBJ Fwy, Suite 600
Dallas, TX 75244
Attn: Newsletter Chairman

You must include your name, you may choose to remain anonymous.

To reach us call 625-1825 or email:

RPHOANews@yahoo.com

Type news or a Newsletter Committee name in the subject line.

NOTE:

Commentary is subject to space availability. Inflammatory or otherwise inappropriate content will not be printed.

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In The News

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where she hopes discussions will be less confrontational in nature. Where we can go over the years' achievements and be proud of ourselves.

Since our first Annual meeting, we have tried to play a part in the direction of this development. Effectively controlled by the builder and hampered by the inability to appoint a Board Member that would represent the interests of the homeowners, many were resentful.

In the beginning, we strove to put pressure on the builder in more than one instance, to fairly serve

the interests of the members, their clients. Many of the issues discussed and debated during the recent meeting are merely un-addressed, re-hash of issues from long ago. The confrontational climate that permeated our first meetings, continues today because those issues have not been resolved and/or explained to the satisfaction of the membership.

At first glance, one might assume we haven't gotten a good deal from the HOA. At least if we 'have', we haven't heard much about it. This is not to say that the first year Homeowner represented Board has not fulfilled it's charter, but simply put, there's not been enough communication going on since the Board's inception. Thus, the need for a 'Voice' in matters, and the right to be informed of them.

It's no small wonder we find dissension within our ranks. We've never had the opportunity to pull together as a community in the past. We are so very fortunate to have such interested, capable and dedicated people, to shape our future and make changes for the better.

Given a forum for communication, we can address the issues that are causing frustration amongst us. In the future, we shall attempt to resolve our problems, create an atmosphere where community involvement and the HOA Board strive in unison to make our neighborhood a place to be proud of, and make our HOA an efficient machine.

At this writing, there seems to be three camps of opinion regarding the HOA. Keep in mind that within each one, exists varying degrees of opinion that range from mild to emphatic.

Camp 1) Seeks to remedy excessive fees, running the HOA more efficiently while maintaining the integrity of the neighborhood. May or may not feel that maintenance of the wall and grassy area along FM423 should be performed by the City.

Camp 2) Seeks to abolish the

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“The confrontational climate that permeated our

Announcements

PLEASE REMEMBER TO OBSERVE THE SPEED LIMIT - THANK YOU!

National Night Out Ice Cream Social - TONIGHT 7:00-9:00 PM

Meet at 4300 Cape Cod - Backyard
Special thanks to the Caldwells for offering their home for this event!

Volunteers are needed for the following committees:

- Annual BBQ Volunteers
- Community Watch Committee
- Block Captains Needed
- Webpage design & maintenance

If interested, call the Msg. Line @625-1825.

Annual BBQ - date not specified, probably late September. Look for an announcement soon.

Community Watch Column

This column is devoted to local politics, City Government and community wide items of interest to our members.

Committee members will keep 'watch', prioritize the issues and submit an article to The Voice by deadline for publication. Writing skills are not necessary.

If you have something to

contribute, please do so.

Note that this Committee has not been organized as of yet. If you are active in the Community, often attend City Council meetings, or are otherwise interested in a position please contact Charlotte Arteritano @ 625-7884 or leave a ms g. @ 625-1825 and somebody will call you back.

Director's Column - Board Members Report Speak Up

CHARLOTTE ARTERITANO

Hi! My name is Charlotte Arteritano (pronounced Ar-Ter-i-tano).

With most of us working, we have little time to meet the people who live right across or down the street from us, much less the people who live on the streets behind us. It does not take an outgoing personality to meet people, it takes just a few words at the mailbox or when someone is walking by as you're watering the grass (every other day).

I am one of the people here who has met a good percentage of you. I might not remember your name, but I would recognize your face. For those of you I have not met yet, I look forward to meeting you and hearing from you about your concerns for our neighborhood. For those of you who made it to the Homeowners Association Meeting, I applaud you. And for those who voted me to the Board of Directors, I thank you.

I hope to help make the changes to the Association that the people have been requesting. Having the Homeowner Association does not make this a nice neighborhood to live in, it's the people who live here.

Get to know your neighbors. We have a lot of wonderful people with great talents and resources. I hope in the near future to draw on those talents to make our Association work better in serving our needs, reduce our dues and services from CMA Management and other services that make up a high percentage of the Association budget.

Let's get more results for our dollars!

Tonight would be a great opportunity to meet your neighbors. Tuesday, August 4th, is the "Ice-cream Social" for National Night Out. The event is from 7:00 PM - 9:00 PM. Stop by the Caldwell home @ 4300 Cape Cod and show your support in starting a Neighborhood Crime Watch Program. We need you to help make this a safer place to live. I look forward to seeing you there!

Charlotte Arteritano
RPHOA Board of Directors
625-7884

Greetings everyone!

You know what they say, "if you want something done, you've got to do it yourself". Well...I want something done! So here I am, somebody cut my chain and let me loose (Voters, thank you for your confidence). If you didn't vote for me, I hope to change your mind, not today, but in the years to come, when the changes made now can be seen.

While all this 'change' talk is nice, we need to take baby steps in some areas and concentrate efforts in others in order to not act hastily, yet move quickly. My answer to this philosophy is to develop a plan that addresses the most sensitive of all our concerns and seeks to define the direction we want to take. Not to carve it out in stone just yet, but to better define what those needs are, reflect the wants of the Membership and outline how we can best achieve our goals (with special care to identify what is permissible under the law).

A fundamental goal of mine is to foster cohesiveness within the Board itself. So far, I am oh so happy to report, it is working wonderfully. Charlotte and I have managed to hammer out a significant number of compromises that stops far short of going off the deep end and yet sets a work ethic standard that promises to deliver quite an effective punch. We're preparing our agendas for the upcoming Board meeting with the intent that there will be no surprises and all bases are covered. We'll be getting familiar with the budget, landscaping contract and going over CMA's current responsibilities with a fine tooth comb starting this week. All this whilst organizing upcoming events and preparing to address the City Council. *We ain't just sittin' here.*

Here's a 'short list' of what is on 'my' mind (not necessarily a reflection of what all board members think). And yes, I want to know if your opinion differs from mine, that's what this is all about for me.

Cost reduction and streamlined efficiency of the HOA is a priority. Too many things to list fall under this category, watch "What Do I Get For My Money" for updates, where I will focus a great deal of my attention.

Volunteerism is wonderful, DON'T STOP! However, we shouldn't duplicate work we already pay for. We can organize committees and phase out some tasks currently performed by CMA, where appropriate.

The wall is a key issue and major cost liability. We must remember that the wall is also a necessary item, not only for those who own homes next to it, but for aesthetic purposes also. We are researching our

the past, and will speak with The Mayor soon.

Common Area. No information available yet. Look for updates on this issue.

* * *

I am very pleased to see things taking shape so quickly. This newsletter is a victory of sorts for me. It is promising, with many things working behind the scenes in a positive way. I hope to be hearing from many of you, giving a 'voice' to your opinions.

Thank you all in advance for your input and support!

Deanna Kenaga
625-0838 or 625-1825 (msg.)

Mike Juliana

I would like to welcome the two new Board Members and I'm looking forward to a productive year for the Homeowners Association!

