

◆ THE VOICE ◆

Volume 1, Issue 2

Ridgepointe Homeowners Association Newsletter

October 8, 1998

Salutations

from the
Ridgepointe HOA
Newsletter
Committee

Deanna Kenaga,
Newsletter
Chair & Editor
Chief writer

*

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contributing
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Ridgepointe HOA
C/O CMA

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Dallas, TX 75244

Attn: Submissions

e-mail:

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You must include your
name to have your

In the News

by Deanna Kenaga

A TRIUMPHANT CRY

The Ridgepointe Homeowners Association's Board Meeting was a great success!

The Board moved swiftly to cut costs in several areas. While more information is needed to further identify possible budgetary inefficiencies, the actions taken were a BIG step in the right direction. At present, members are assured a reduction in their dues, the extent is yet undetermined. The budget will be reviewed prior to the early November Board Mtg. and ratified at that meeting. After an accounting analysis (including a study of the reservation fund which has yet to be provided to the Board by CMA), we will determine an appropriate cost savings/dues reduction.



BOARD MTG:

- Board seats were determined:
 - Deanna Kenaga, President
 - Mike Juliana, remaining Vice President
 - Charlotte Arteritano, Secretary
- An agreement was reached to the effect that any current Board Members would switch seats should they agree to serve, and be re-elected to office.
- CMA's contract was reduced to financial oversight. Beginning January 1st (90 day notice). The contract includes an annual budget preparation, spreadsheets, record-keeping, billing, current payment responsibilities, home ownership changes and similar duties.
- Obvious discrepancies were corrected.
- CMA will no longer provide assistance or arrangements for the annual meetings (to the tune of \$400).
- CMA will no longer oversee common area maintenance, nor manage landscaping contracts.
- The Board requested a sincere effort to collect the nearly 2 year old outstanding debt from Centex, noting the complete lack thereof. Note: After what can only be described as a 'dogged, incredibly tenacious' effort to force CMA to collect the debt by Charlotte Arteritano, the check finally arrived and has been deposited. GO CHARLOTTE!
- CMA will no longer provide 'drive-thrus' and follow-up notices (90 days).
- The contract was cancelled for the planting of annuals twice yearly. An alternative method will be sought that is less expensive (purchase plants at wholesale, etc).
- The Board approved the creation of three committees and appointed two Chairpersons to head two of them, they are:
 - Landscape Committee; Tom Blattner - Chairperson.

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In the News

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- Compliance Committee (includes architectural approvals); Alan Ladd - Chairperson
- Special Events - Chairperson Needed
- It was agreed to re-open landscaping bids. A new bid sheet and schedule has since been designed and forwarded to both Tom Blattner and Michael Todd, CMA.
- Requested a sample Enforcement Policy from CMA.
- Approved the creation of a discretionary fund.
- Engaged in lengthy discussion regarding; budget, restructuring, reserve fund status, provisions for programs/events, the state of the trees/shrubs, etc.
- A study of the reserve fund was requested. Note: the study has yet to be performed and is thought to be required at least every two years.
- Funding of neighborhood watch signs was approved.

Members may obtain a copy of the meeting minutes if they so choose - contact Charlotte.

NEW CHAIRS: We would like to thank our new Chairpersons, Tom Blattner and Alan Ladd for their participation. We look forward to working with them! A meeting will be scheduled to discuss the Charters for these new committees and the transition from CMA Management. Persons are encouraged to offer their opinions and/or

volunteer to serve on the committees. If you have signed up on a volunteer sheet, you may be contacted.

MANAGEMENT: Persons are encouraged to come forward with candidate submissions for Financial Management (duties currently performed by CMA)

LANDSCAPING COMMITTEE: Tom Blattner will facilitate start up of Landscape Committee. Key action items are:
 1) Contact Mike Todd @ CMA to determine KC Landscaping contract status. 2) Ensure we are receiving documentation that services are being provided as contracted. 3) Obtain competitive bids for seasonal color. CMA is responsible for obtaining bids until Jan 1st. 4) Ensure that contract allows for 30 day notification to terminate if Association is not satisfied with service. 5) Organize volunteers to plant seasonal color providing this has a direct affect on reducing dues. 6) Request written documentation be left at pre-determined point of contact, on date of drive through by CMA. Homeowners interested in participating in the landscape committee or offer suggestions are encouraged to **contact Tom Blattner 625-5424**

BBQ: This year's BBQ has been scheduled for October 24th. The weather may be chilly - a welcome respite from last year's very hot event? Wear sweaters! **Spring Creek BBQ** will provide the main course, rolls, sauce and coleslaw. Special

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Announcements

ANNUAL BBQ - Oct. 24th! The cost is only **\$1.00 per person**. Meet at **5:00 PM Oct. 24, corner of Standridge and Sarasota Dr.** No need to bring food. PLEASE RSVP: Charlotte 625-7844 /Deanna 625-0838

GENEROUS CONTRIBUTORS:

Spring Creek BBQ
 Albertson's
 Winn Dixie
 John O'Donnell (Kraft)
 Tom Thumb
 Gary Zeischang
 Colony Church of Christ
 Brookshire's

Crime Watch organization meeting to be held at 4316 Standridge Drive on October 13 at 8:00 PM.

The Community Watch and What Do I get For My Money Columns were deleted due to space constraints

National Night Out—Ice Cream Social

by Lorna Greenlee

This years event was organized by Charlotte Arteritano. It was held on August 4 in the back yard of Charlie & Barb Caldwell. We had a median turnout, with about 60 people in attendance.

The ice cream, which was donated by Braums, was COLD and delicious. Other contributors were Albertson's, Brookshire's, and GNB. Thanks to all of them for making this night a success in our neighborhood.

Notable visitors that dropped in were Mayor Watts and her husband, Council member John Dillard and his wife, and various members of the Colony Fire Department. Officer Dena Williams spoke to us about Crime Prevention in the neighborhood and passed out an informative handbook.

A special thank-you to the volunteers who helped set-up, serve, and clean: Martha Holcomb, Tom Blattner, Alan Ladd, John Lawrence, Andy Blake, Nicole Woodhouse,

and Sandy Byrd.

The police department awarded Charlotte Arteritano a commendation for her participation in organizing the event. Congratulations to her.

On a personal note, I would like to add that I've also learned something about watching our neighbors home. I noticed that my neighbors garage door was left open and they appeared to not be home. After a couple days, I called the police department to check it out. They told us that this is a common call.....any storm can cause an automatic garage door to open! So, if you are leaving town, please let someone know to keep an eye on your house. Let's work together to keep this a safe neighborhood. I look forward to seeing you **ALL** next year for National Night Out. •

Director's Column - Board Members Report

CHARLOTTE ARTERITANO SECRETARY

Do you complain about your neighbor's yard not being taken care of? Do you complain about the landscaping at the entrance, the dead bushes, plants, etc? Do you complain about the speeders who hot rod down your street? Do you complain about our newsletter, that it expresses everyone else's opinion, but not your own? Do you complain that you don't know your neighbors and would like to know if they have kids of babysitting age? **DO**

SOMETHING..... VOLUNTEERS NEEDED!

Do you complain about how little we get for our homeowner dues? We are doing something. The board of directors are doing what they can to get the dues reduced for next year. In doing so, we are reducing CMA responsibilities and no longer paying for services that were not being provided. We have heard your complaints and now we need **YOU TO DO SOMETHING!!!**

With our first newsletter, we asked for volunteers and received very few calls. Our committees are in the planning stages and we need volunteers to help set up and serve on the committees. For those of you who have volunteered to serve on a committee, *THANK YOU!!!* We will soon be getting together to get things rolling for next year. The committees that have been established are:

Compliance: Alan Ladd
Landscaping: Tom Blather
Crime Watch: Charlotte Arteritano
Newsletter: Deanna Kenaga
Special Events: Volunteer needed

I am able to chair a committee at this time, however, my husband has been transferred and we will be moving at the end of the year. My intention is to get the Crime Watch committee in place, and will then be looking for a volunteer to take over as chairperson. I plan to continue serving my term long distance, or until our house sells. Call me at 625-7884 or Deanna Kenaga at 625-0838 to get more information about volunteering and **DO SOMETHING!!!**

PRESIDENT

Just a few thoughts and notes to share with the homeowners of Ridgepointe.

There has been a significant increase in the directorial involvement on behalf of the Ridgepointe Home Owners Association. I know that you will, in the near future, begin to see real solutions to real problems. Your inclusion of both Deanna and Charlotte to the board has added tremendous energy and genuine concern for our community. From recent meetings with Mayor Watts to an upcoming meeting with Representative Solomons, this board is taking your interests and concerns directly to the people that can help shape the future of our association. As we evolve from a totally corporate controlled association to one of self control, we will be experiencing many different aspects of necessary involvement.

Please keep our community in mind if you are asked to help with new committees or projects. We will require much more involvement by many more people. This would be a good time to volunteer, check other areas of this newsletter for details on who to contact. Your board of directors looks forward to sharing "good news" with our homeowners association as we prepare to enter 1999.

DEANNA KENAGA - PRESIDENT

I'm quite pleased with the changes we've made and the direction we're moving in. It has been my #1 priority to lower dues - Accomplished! And we're not even done with that yet, there will be more budgetary changes forthcoming.

On the other hand, I am somewhat disappointed that as of now, we have not identified with certainty, our options regarding the wall and common areas. I wanted to have a plan defined by now, or at least a realistic summary of our choices.

When Phases 2-5 were sold off, the land south of Ridgepointe Dr. went as well. In my opinion, there must have been some violation in doing this. Somebody certainly dropped the ball in not providing for future maintenance of the area and structures. The developer had the audacity to leave us with irrigation and landscaping maintenance, not to mention the fact that the landscaping and irrigation system were purchased with our HOA funds and we most certainly have not received any recompense.

Certainly, we want to maintain a dignified appearance, yet we don't want the burden to fall

upon only 113 homes (a small portion of the total in all phases). Nor, would anybody care to see 'our side' maintained and 'their side' fall apart.

At the behest of Mayor Watts, we will be speaking with Representative Burt Solomons. His background is in Real Estate Law. We expect him to be familiar with Association laws in Texas. However, there may not be any laws to specifically address situations like ours.

As a homeowner, I am upset. As the Association President, I want to set the tone for positive change and be encouraging. We have taken many steps towards an HOA that is 'fair'. However, the financial liability for common area(s) not actually belonging to us, and the wall are considerable burdens to place on a small few.

Imagine my conversation with a prospective homeowner who asked me quite understandably; a) What amenities does the neighborhood have? b) ...then the common area is a park? (NO) c) Jog paths? d) Why then are the dues so high?. You get the picture.

I encourage you to get involved in this issue. **We are limited in our abilities to the scope of our own experiences and the amount of time we can dedicate to resolving the issue.** A taskforce would be a good step to take.

Ours are not normal circumstances and requires extraordinary action. This situation shouldn't exist in the first place, but it does. It is up to us to do something. We cannot depend upon CMA... Centex is gone. Therefore, we either act in our own behalf, or accept it as "Caveat Emptor", lesson learned....

We will all benefit from resolving our problems. So get involved! Put some of that energy so many of you directed towards demanding accountability by CMA and Centex and direct it towards this issue.

I would be happy to get a taskforce going and provide what insight I have gained so far. Give me a call (625-0838) and we'll schedule a meeting! Your involvement is key.

Now that we have the ball rolling, let's get the job done! •

MICHAEL JULIANA - VICE

In The News

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thanks to all contributors and volunteers, **see Announcements.**

PLEASE RSVP

NEIGHBORHOOD WATCH: Charlotte Arteritano to finalize. Meeting coming up **see Crime Watch or Announcements** for info.

REQUESTED SPEED MONITORING: Deanna Kenaga formally requested the Police Department monitor traffic traversing the neighborhood due to the opening of Standridge@121. The Police Department has cooperated. The subdivision has been placed on 'watch' and a designated speed sign was placed on Standridge. However, speeders continue to be a nuisance and hazard. Please make the Police Department aware of excessive speeders in your area. Stop signs in key areas may be provided by the City's Traffic Engineer.

COMMUNITY WATCH: This issue's Community Watch column was to be "An Interview With Mayor Watts". It was scrubbed for lack of space and will run in the next issue. A volunteer is desperately needed to submit items for this column. I know some of you follow local political issues affecting our community - your help would be greatly appreciated. There are resources the City will provide, and you need not be a writer to perform your duties. Thank you in advance for your help! - D. Kenaga •

CRIME WATCH

by Charlotte Arteritano

The Crime Watch program is still in the developmental stage. Crime watch signs are being purchased and installed.

Information is forthcoming from Special Operations officer, Mark Phillips, concerning what is needed to organize this program.

A Crime Watch organizational meeting will be held at 4316 Standridge Drive on October 13 at 8:00 PM. Let me know if you will be attending, 625-7884.

If you want to help with the organization and/or become a block captain, please come to this meeting. Volunteers are needed, including a Crime Watch Chairperson.

SEPTEMBER OFFENSES reported for our grid area:

- 2 family assaults
- 1 burglary of habitat
- 1 burglary of building
- 1 harassment

The offenses did not occur directly in the Ridgepointe Phase I neighborhood. Year to date (as of August 1998) 51 offenses occurred in our grid area with the highest offense being 16 of criminal mischief. Again, this is the grid area we are classified in, and does not specifically pertain to our subdivision. •

In This Issue...

BOARD CUTS COSTS- CALLS FOR PARTICIPATION BY MEMBERS!

MEET YOUR

NEIGHBOR:

 by Lorna Greenlee

Anderson & Frances Blake, known as Andy and Frankie to most of us. They live at the corner of Newport and Boca Raton and have been residents of Ridgepointe and The Colony since 1995. They arrived here from Watsonville, California.

They have 4 grown children and 6 grandchildren. All live in California except for their youngest daughter and her son, who live in this area. Andy is the manager of the distribution point for custom wheels by British Wire Wheel. His territory is between the Rockies and the Mississippi. He & Frankie travel to several trade shows a year in that region.

Prior to moving here, Andy worked with NASCAR and the Winston Racing Series. He has had 4 or 5 articles published in national publications regarding racing.

Frankie gets to stay home, except when working on the road at the trade shows. From what I understand, she is an excellent artist and likes to work with etchings, oil, watercolors, etc. Hobbies include motorcycling and camping. Both are also active in their church.

They have a black & white cat named Ginger. There is also a firebelly toad named Spot that lives in an aquarium. •

BARTER CORNER

HOUSE/PET SITTING - Stephanie
625-0838 w/references

KIDS: Advertise your services here! 625-0838

No Trades or For Sale Ads were submitted for this Newsletter.