

# ◆ THE VOICE ◆

Volume 2, Issue 1

Ridgepointe Homeowners Association Newsletter

Feb. 3, 1999

## Salutations

from the  
Ridgepointe HOA  
Newsletter  
Committee

\*\*\*

Deanna Kenaga,  
Newsletter Chair  
& Editor

Chief writer

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Lorna Greenlee  
contributing  
writer,  
and 'the glue' that  
keeps it all  
together

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## To submit an article, mail to:

Ridgepointe  
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Assoc.  
4709 Hwy 121,  
Suite 132, MS-120  
The Colony, TX  
75056

Attn: Newsletter  
(972) 390-0641  
OR, e-mail:

RPHOANEWS@YAHOO.  
COM

**You must include  
your name to have  
your article  
printed.**

**However, you may  
choose to submit  
your article  
anonymously**

## In the News Deanna Kenaga, President

### IMPORTANT CHANGES AND NOTICES IN THIS ISSUE

We have numerous changes to report. This issue has been delayed several times and much has happened since the last newsletter. I hope I've remembered them all. Please take the time to read all the notices thoroughly.

- **Annual dues** have been lowered. To our complete disgust, the bills went out without any explanation and many people weren't aware their dues had been nearly cut in half. The notices appeared to reflect a higher cost, when actually the billing frequency has been cut in half. Dues are currently: \$67.50, billed twice annually, total cost = \$135.00 per year. This will most likely change again, we will be doing a re-review of the budget mid-year, and prior to the next billing in June. This will allow Tom Blattner to re-evaluate the landscaping contract, the frequency matrix, take bids and employ a landscaper that best fits our current needs.
- **CMA no longer under contract.** I intended to address this topic thoroughly, however space constraints dictate otherwise. In a nutshell, poor performance and failure to fulfill contractually obligated tasks gave us no choice but to terminate them. If you have questions or concerns, I'll be happy to speak to you personally, leave a message @390-0641. Note: So far things are going very well.
- **Look for increased enforcement activity.** There has been sporadic, inconsistent enforcement of Association standards in the last year or so. To establish a 'baseline', the first round of notices from our own Compliance Committee will go out this week. **Please do not be upset if you get a reminder.** We are very aware that weather and personal schedules make it difficult to *always* keep up with the grass in beds, etc. Establishing a baseline is extremely important. To be fair, we must be thorough. If notified, you have up to 2 weeks to correct the matter when a follow-up inspection will be done. Then, 30 days after this baseline inspection, another inspection will be done (Inspections every 30 days, reminder follow-ups two weeks after first notification). If your home remains out of compliance at the next inspection date, you will receive an official letter from the Compliance Committee and the Board will be notified. If you receive an official letter, you must correct the problem within 10 days. **Very important: If you cannot correct the item within 10 days after receiving a letter in the mail (not a reminder card), you may petition the Board for an extension of up to 20 days, if this is not possible the Board may give more time in certain situations (fixing a fence, major cost repair, etc). You MUST however, contact the Association within ten days after receiving the first letter if you need an extension. Do not ignore the letters. The enforcement policy is**

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In the News by Deanna Kenaga

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**intended to be fair and appropriate, giving ample time to correct infractions, however, you must notify us if you cannot comply for any reason. Failure to do so will result in action by the Compliance Committee, possible forwarding to the Attorney, and you will become responsible for associated legal costs. We will be happy to work with you to avoid such situations.** I hope we never have these type problems, it is a most unpleasant but necessary process.

A few homes have poorly maintained landscaping. This is not acceptable. It diminishes the appearance of the entire neighborhood and affects all our home values. The Association exists specifically for the purpose of preserving home values. I have heard concerns regarding the enforcement of standards. Now that we have a Committee comprised of area residents, these problems will be addressed more thoroughly and consistently than in the past. Again, I ask you to be understanding if you receive a reminder.

- **Address/Phone number changes.** Please make a note of the new Ridgepointe Homeowners Association address and phone number. You will need them for any future correspondence with the Association, upon selling your home for instance.

**Ridgepointe Homeowners Association, Inc.  
4709 Hwy 121, Suite 132, MS -120  
The Colony, TX 75056 (972) 390-0641**

- **Three new HOA volunteers** have joined our ranks. They are: Kelly Clark - Financial Officer, Chris Calandro - Crime Watch Chairperson (taking over for Charlotte Arteritano) and Doug Kenaga - Architectural Compliance Committee member, assisting Alan Ladd. We thank them for their participation and assistance.
- **Comments received** since the last newsletter include:
  - 1) Parking violations (moving van overnight, work truck in street, inoperable car in the street and cars being worked on in the street). There were also concerns over the number of cars parked on the street regularly.
  - 2) Reckless driving by residents of our subdivision.
  - 3) Concerns about terminating CMA.
  - 4) Home(s) with grass in beds for an extended period.
  - 5) Cars being parked on the grass in back of 2 homes.

Note: Please do not place boats, cars or any other type of vehicle on the grass. You may build a concrete pad and screen items from frontal view with prior Architectural Control / Compliance

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**Announcements**

**Crime Watch meeting** to be held at 4316 Standridge Drive on Tuesday, February 9th at 8:00 PM.

**Citizens Police Academy "Understanding Through Education"**. Council Chambers, Wednesday nights, February 10th to April 14, 1999. Requires application. Contact Mark Phillips 624-2215 right away if interested. Special arrangements for late registration have been made for our residents.

**Interested in joining a Bunko group?** Lorna Greenlee is. There is already a women's Pokeeno group that meets once a month. It's a lot of fun. If you'd like to get one started, give Lorna a call on the message line at 390-0641.

**Spring Planting.** Members asked for a gardening club/annual planting. Here's your chance! We'll try to make it fun. This is a test run. Call Tom Blattner for details if you're still interested. Message line, 390-0641.

**MEET YOUR NEIGHBOR:** by Lorna Greenlee

Barb & Charlie Caldwell are some of the first people I met here in the neighborhood. I would say they are some of the most neighborly people I know so far! They live at the corner of Cape Cod and Newport and have been residents of Ridgepointe and The Colony for 2 1/2 years. They arrived here from Lewisville, where they lived for 20 years. They have 1 daughter, who lives in Denton. Both Barb & Charlie are active in their church, the Stonebriar Community Church.

Charlie is a Diesel Mechanic for Roadway. As we all know, he loves to work in his yard (and what a yard it is!). He also enjoys reading and biking. Barb has been an office manager/executive assistant for Credit

Management for the last year. Prior to that, she worked at Grandy's corporate office. (13 years).

Barb enjoys doing crafty things, such as the wreaths and garland that were so beautiful at the entrance to Ridgepointe during the Christmas season. She made all of these to inspire and cheer the neighborhood. I know that she and Charlie also hung them all and took them down so we can use them again next year. Barb purchased all the materials and did all the work on them. Ridgepointe HOA paid 1/2 the cost, and Lennar & Ryland homes each donated \$100.

Barb makes and sells these types of things.....so if interested, let her know! •

## Director's Column - Board Members Report

### CHARLOTTE ARTERITANO SECRETARY

For those of you who stay at home Moms and Dads with preschool children, there is a great program that was recently brought to my attention, The Colony Early Childhood PTA (TCEC PTA). They offer support for parents of infants and preschool children who want to enrich their parenting skills and fellowship with others who have like-age children.

TCEC PTA offers:

- Monthly meetings feature refreshments and guest speaker or special program.
- Quality childcare provided while you attend the meeting, including craft projects and entertaining programs.
- An informative monthly newsletter, "small talk".
- Award winning parent education programs.
- Playgroups for all ages.
- Monthly outings for children and their families.
- Children's Holiday parties.
- Monthly craft projects.
- Mom's night out.

**TCEC PTA meets once a month on the 2nd Monday at First United Methodist Church. The next meeting is February 8th.** For membership information call Shelli at 625-3513.

### MICHAEL JULIANA - VICE PRESIDENT

As Christmas got into full swing, it became apparent that Ridgepointe is a premier community in The Colony. People came to see our many beautifully decorated homes. The new wreath decorations along the wall looked tremendous. If you hadn't noticed, our homeowner's Association appropriated funds [and solicited funds] for Christmas decorations for the wall along Main Street. Also, several homeowners did a great job of decorating their yards for Christmas. **This all adds up to showcasing Ridgepointe as the first class community that we all know it is.**

By now, most of you are aware of the fact

that your homeowner dues have been reduced over 40% for the new year. The directors you elected promised to address the issue of dues versus service rendered. Well, this board listened to your concerns and has made some extreme cuts in the costs associated with managing our association while maintaining the level of service we have come to expect. While there are more issues to be evaluated by this board, **I think the progress realized so far is exceptional.** Please keep your options open to serve as a volunteer on one or more of the committees set up to keep everything going. We are no longer a corporate managed community but a 'community managed' community. As such, it is imperative that everybody in the neighborhood participates as best they can. If you can help, call the number listed in this newsletter.

### DEANNA KENAGA - PRESIDENT

It's simply amazing, the wonderful people who live in our development. I wrote in a previous volume that I was a bit disappointed that a clear direction seemed as yet undefined. Well, I'm here to tell you that we've come quite a long way in shaping this community for years to come. Thank you all so much for caring, and your volunteerism. Your participation has made the difference.

I've tried to listen to your concerns and address them. We've exceeded simple budget scrutinization and adopted an aggressive undertaking that embodies the philosophy 'spend less, get more'. We've done this without cutting things to the bone and still have much to do. There will be a review of the landscape maintenance costs, insurance policies (not yet due for renewal) professional services and so forth.

*Cost savings was not the determining factor in firing CMA.* This was absolutely in our best interest. It was difficult at best to bring any task to a conclusion while dependent upon their participation. Now things are looking up and we're getting under way! The job no longer seems insurmountable.

With the Compliance Committee up and running, we will attempt to get back on track. No longer will vacant homes become overgrown with grass/weeds because of the more responsive participation of our member run Committee can attend to the situation more efficiently.

The next phase of transition will be financial management.

**We welcome Kelly Clark and thank her** for agreeing to do the bookkeeping. Rest assured, we will maintain current standards, take the necessary precautions and look at investment of our funds, to lessen the burden on the membership and make our money work for us. **The books will still be reviewed by outside professionals** and an audit done annually. There will also be a review of the reserve fund.

We've still challenges ahead too. We must resolve the annoying problem of utilities tearing up our common area and leaving it in a shambles. I for one, am not a happy camper about the newest 'ruts'. And, there is still the issue of the 'other side of our entrance' future maintenance. Former Mayor Bill Manning has offered to attempt to open the lines of communication with the developer, before the builders have gone.

Several residents have expressed interest in stepping up our community activities. Sounds wonderful, but I simply don't have time to coordinate it. If you've got ideas or want to participate/organize/chair it, whatever, give us a call.

*Cost savings was not the determining factor in firing*



**COMPLIANCE COMMITTEE UPDATE:** by Alan Ladd and Michael Juliana

*(Continued from page 4)*

ordinances of The City of the Colony prohibit the parking of unattached boats, trailers, mobile homes, motor homes, camper, aircraft and inoperable vehicles on the streets for any period of time. As well as work vehicles overnight.

Vehicles parked illegally or posing a safety concern are subject to the laws and code enforcement of the City of The Colony. Matters that are in violation of the ordinances of The City of The Colony should be brought to the attention of the appropriate City agency. Only matters that violate the clauses of the Covenant can be addressed by the Ridgepointe Homeowner's association.

With that said, since the Ridgepointe Homeowner's association is in place to uphold a minimum of standards. These standards are there in an attempt to maintain each of our homes appearance and value. Therefore it is every

homeowners responsibility to help maintain these minimum of standards. Plus it's just part of being a good neighbor. As everyone is aware, it only takes one to spoil the appearance of a neighborhood. While the Ridgepointe Homeowner's Association is now self directed, this has lead to lower dues. This means that the people that assist in the association are volunteers and your neighbors. Please remember this when dealing with any matters of Ridgepointe Homeowner's Association. We all want to maintain a good decorum, and a pleasant, appealing neighborhood, which will lead to the maintaining of our investment. Thank You.

Compliance Committee Chairperson  
Alan Ladd

**COMMUNITY WATCH:**

by Deanna Kenaga

TWO WORDS...

**PARK AND ELECTION**

FIRST, THE PARK. MANY TURNED OUT FOR THE TWO MEETINGS THAT WERE HELD REGARDING THE PARK. IT WILL BE LOCATED DIRECTLY IN FRONT OF STANDRIDGE DRIVE WITH A SMALL PARKING LOT DIRECTLY IN FRONT OF SARASOTA DRIVE.

MY VIEW WILL BE OF THE PARKING LOT.

APPARENTLY, IT WILL LOOK LIKE A BIG SOCCER FIELD BUT WON'T ACTUALLY BE ONE (YET?), AND WILL INCLUDE SUCH AMENITIES AS; AN ENCLOSED CHILDREN'S PLAY AREA, JOG PATHS, CLUMPS OF TREED LANDSCAPING, BASKETBALL COURT, SAND VOLLEYBALL COURT, PARK BENCHES, A SMALL PARKING AREA AND A POND W/ FOUNTAIN.

IT IS INTENDED TO BE LOW IMPACT. NO FILL WILL BE ADDED DUE TO THE THREAT OF FLOODING. LARGE DRAINAGE CULVERTS NECESSITATE THE SPECIFIC PLACEMENT OF THE POND. NO LIGHTS WILL BE INSTALLED, APPARENTLY, THIS IS NOT A SECURITY

**CONCERN FOR PARKS & REC BOARD MEMBERS.**

THE PARK WILL GO IN, THERE'S NO DOUBT ABOUT THAT. I AM PLEASED (WITH SOME RESERVATIONS ABOUT IT'S MAINTENANCE), BUT OTHERS ARE NOT SO PLEASED. AT FIRST IT SEEMED AS IF THE PARKS & RECREATION DEPARTMENT WOULD LISTEN TO THE VARIOUS SUGGESTIONS AND CONCERNS OF THOSE IN ATTENDANCE. THAT QUICKLY DETERIORATED HOWEVER, WITH THE MOST UNABASHED RUDE TREATMENT OF A CIVILIAN I HAVE EVER SEEN IN A PUBLIC FORUM.

IF THIS IS THE WAY CITIZENS ARE TO BE TREATED, SOMETHING REALLY SHOULD BE DONE ABOUT CERTAIN PARKS & REC BOARD MEMBERS AND THEIR LENGTHY TENURE. PERHAPS THE STRESS HAS GOTTEN TO THEM.

'NUFF SAID

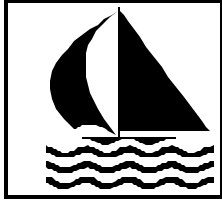
SECONDLY, THE UPCOMING ELECTION MAY WELL PROVE TO BE AN IMPORTANT ONE FOR RIDGEPOINTE. WE HAVE IN THE PAST SOUGHT THE HELP OF THE CITY IN MATTERS THAT CONCERN US. WE WERE TOLD 'BUYER BEWARE' AND MOST RECENTLY A CERTAIN CITY EMPLOYEE

TOLD A BOARD MEMBER "WE ARE NOT IN THE BUSINESS OF PROTECTING THE CITIZENS".

I'LL COME RIGHT OUT AND SAY IT. VOTE MANNING. THE CITY SERIOUSLY NEEDS A RETURN TO 'NORMALCY' WHERE THE EMPLOYEES CAN DO THEIR JOBS PROPERLY, AND HAVE THE SUPPORT OF 'UPPER' MANAGEMENT.

I CHATTED WITH THE FORMER MAYOR, BILL MANNING. I FEEL CONFIDENT HE HAS OUR BEST INTEREST AT HEART. SPECIFICALLY, HE OFFERED TO HELP OPEN THE LINES OF COMMUNICATION WITH THE DEVELOPER OF THE RIDGEPOINTE LATTER PHASES (MAKING NO PROMISES) AND IS DEFINITELY SYMPATHETIC TO THE UTILITY RIGHT OF WAY DESTRUCTIVENESS THAT IS SO FREQUENT TO OUR COMMON AREA. OF THIS HE ASSURED ME HE COULD HELP. HIS PROPERTY LIES DIRECTLY ACROSS FROM OURS AND HE HAS A VESTED INTEREST IN BEAUTIFICATION OF THE CITY.

HE OFFERED HIS HELP, WHETHER I AGREED TO SUPPORT HIM OR NOT. THAT COUNTED.



Ridgepointe HOA  
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 MS-120  
 The Colony, TX 75056

Ridgepointe HOA  
 MEMBER

**In This Issue...**

BOARD CUTS DUES, STEPS UP COMPLIANCE EFFORTS- FURTHER REDUCTIONS AND COST SAVINGS

**Ridgepointe's Annual BBQ**

by Lorna Greenlee

This years event was organized by Deanna Kenaga. It was held on October 24th at the corner of Sarasota & Standridge. We had a pretty good turnout, with about 105 people in attendance. Larry Miller was in charge of the set-up, service and volunteers. The chopped beef sandwiches & BBQ sauce, which were donated by Spring Creek BBQ, were delicious!

Other contributors were Albertsons (\$25 gift certificate), Brookshires (\$10 gift certificate), KFC - through Chris Zeischang (plates, napkins & cups) Carrollton Tom Thumb (potato salad) and Kraft Foods, through John O'Donnell (beans [made by Larry], pickles, tea & BBQ sauce). We also enjoyed more of the Braums ice cream that was left from the Ice Cream Social in August. Spring Creek BBQ was particularly gracious. Thanks to all of them for making this another success in our neighborhood. Notable visitors that dropped in were Mayor Watts and her husband, John.

A special thank-you to the volunteers that helped set-up, serve, organize and clean up. They were: Larry Miller, Don Greenlee, Deanna Kenaga, Sheila Arceneaux, Christina Cattley, Stephanie Allen, Lynn Zeischang, Michael Juliana, Ella & Ruben Laczano, Denise & Kevin Beckel, Charlotte Arteritano and Cindy Deprater. Begging forgiveness if we forgot to mention anybody! This is an event I have looked forward to each year in order to get to know more of my neighbors. I hope that we can organize more events, even if they are impromptu and you find a note on your door about something. I look forward to meeting more of you next year for the annual Ridgepointe BBQ.

**In The News** by Deanna Kenaga

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Committee approval. New application forms are available , contact Alan Ladd. •