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# ◆ THE VOICE ◆

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Volume 2, Issue 2

Ridgepointe Homeowners Association Newsletter

May, 1999

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**Salutations**  
from the  
Ridgepointe HOA  
Newsletter  
Committee

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Deanna Kenaga,  
Newsletter  
Chair & Editor  
Chief writer

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Lorna Greenlee  
volunteer,  
contributing  
writer

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## Notice:

**Volunteer  
needed for  
newsletter  
committee**

## In the News

by Deanna Kenaga

I'd like to take a moment to thank everybody for their cooperation with the Compliance Committee effort. I know it's not pleasant to get a non-compliance notice in the mail. Your response(s) have quickly brought our neighborhood back up to standard and beyond, it looks marvelous.

We had some problems getting the landscaping contract in place and there was a lapse in service. By the time this publication is out, you should have seen a marked improvement. The spring planting event has been canceled due to lack of response. Only one person called to volunteer. Twice annual plantings have been included in the new landscaping contract.

COMMENTS/CALLS received since last newsletter included:

- Complaint(s) of dogs defecating on lawns.
- A request for explanation of a non-compliance notice.
- Several inquiries from Title companies regarding property sales.
- Request for explanation of HOA rules on storage buildings.



The Board has tentatively scheduled their meeting for May 19th. Committees will be asked to report activities to the Board at that time. Any other business will need to be presented then also. If you have an issue of interest, please make your opinion known to one of us or call the message line @ 390-0641.

**ACCOUNT MANAGEMENT:** Persons are encouraged to come forward with candidate submissions for Account Management (duties formerly performed by CMA). This would include account changeovers as properties sell, some record keeping, delivery of welcome packets and follow-up with Title companies when necessary.

**ACTIVITIES:** We need an activities coordinator! If you would like to see more RPHOA activities, a spring garden party or roaming dinner for example, please contact us.

**COMMUNITY WATCH:** If you are interested in, or follow local politics, we need you to submit articles as needed to our newsletter! Please call or e-mail to let us know of your interest.

**BARTER CORNER:** Kids, advertise your summer services! Do you mow lawns, babysit, etc?

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# Landscaping News Tom Blattner

Due to some business traveling, I had fallen behind on obtaining landscaping bids. However, everything has been received and we should see immediate improvement to our entrance!

Three competitive bids were compared and a contract has been awarded to KC Landscaping. This is the same company that maintained our property last year, however, the substandard condition of the property was due to lack of water. KC Landscaping's repeated calls to CMA, to repair the sprinkler system were never returned.

This year we will have tighter and more timely action should our system need repairs. Our annual cost has been reduced by \$976! Upon completion of each service, a work ticket will be submitted and matched against the contract. I will be obtaining bids to repair shoulder bricks on the bottom of the wall.

Lennar, Plantation and Ryland will be contacted and asked to provide a written plan for maintaining the south side of the Ridgepointe Drive entrance.

Thank-you for your patience. You should see a major improvement shortly! •



## MEET YOUR NEIGHBOR

by Lorna Greenlee

John & Holly Goddard have lived in the Ridgepointe neighborhood for the last four years. They have been residents of The Colony since 1991.

They have two children. Angelica is 12 and attends Lakeview Middle School. She is very active in basketball, playing for two leagues. She also dances ballet and point and plays the violin in orchestra. Way to go Angelica! You sound very busy.....

Blake is 5 and attends Windmill Private School in Lewisville. He, like his sister, plays basketball. He is also playing soccer for the CYSA. Sounds like a very talented family!

John works as Service Advisor for Toyota of Dallas. In his 'spare' time, he plays on a softball league.

Holly has just received her masters in Social Work. She currently is conducting educational programs for the Garland school district. She is working for the Dallas Council on Alcohol & Drug Abuse. In her 'spare' time, she enjoys outdoor activities at the lake, or playing cards. The family loves to go to movies, carnivals, fairs, etc.

The Goddard's live on Cape Cod and are enjoying life in Ridgepointe. If you can catch them home between sports activities with their children, be sure and say hello! •

### Announcements

**NATIONAL NIGHT OUT** is scheduled for August 3rd from 7-9pm. More details to come.....

**BUNKO GROUP** — next game on June 3 at 7:30pm. If interested, call Lorna Greenlee @ (972) 625-1036.

**BOARD MEETING** is tentatively scheduled for May 19. Any business needs to be presented then. Contact a board member, or leave a message on the message line.

## BUNKO GROUP

by Lorna Greenlee

We didn't have an overwhelming response to our request for starting a Bunko Group, so in April, we held an 'open house' game for everyone. Alas, we only had seven players come for the event....we were hoping for twelve! I had never played before and several of the others that are joining us haven't either. But it is FUN!

Our May game had a few new people come, I enjoyed meeting them and hope we all continue to get our neighbors there. Ladies, this is a great way to meet more of your neighbors and get out for one night a month. All you have to know how to do is count and throw dice....it's that simple!

Besides needing the twelve regular players, we need to have a few ladies signed up as 'alternates' in case one of the regulars has other obligations on Bunko Night. Please call me at (972) 625-1036 if you are interested in joining us....even just to check it out. Our next game will be June 3 at 7:30pm. Call me for location.

I would also like to send congratulations to one of our players.....Kim Schrag and her husband. They are the proud new parents of a baby boy, Alex. Enjoy him Kim, they grow up much to quickly! •

## Director's Column - Board Members Report

### **CHARLOTTE ARTERITANO** **SECRETARY**

Charlotte has been busy relocating and was not able to submit an article for this newsletter.

### **MICHAEL JULIANA** **VICE PRESIDENT**

Spring is certainly in the air at Ridgepointe. Lawns are being mowed and hopefully fertilized. Flowers are being planted and old thatch removed.

This is a really great time of year. I am particularly pleased to see that all of the trees on the parkway survived the drought and construction dilemmas of last year. They are all leafing out nicely and looking great.

Speaking of things looking great, it appears that the citizens of Ridgepointe are taking an active interest in the upcoming city elections. There is a proliferation of political signs throughout the community. Please make sure all signs are removed within 15 days after the election, per our homeowners agreement. •

### **DEANNA KENAGA** **PRESIDENT**

For this issue, I've only a couple of items.....First, thanks for your understanding regarding the state of the common area landscaping. I received no complaints, but I'm sure it's been on some of your minds. The weeds were bad due to the fact that the grass was torn up by a utility company and the lapse in landscaping contracts.

A volunteer is desperately needed to help coordinate Homeowner Association business, especially account management. This would include account changeovers as properties sell, some record keeping (computer required) and follow-up with Title companies when necessary. If you would like to volunteer, please contact me ASAP (972) 390-0641.

There is still a need for an activities coordinator. If you would like to see some more HOA activities, a spring garden party for instance, please contact us.

Charlotte Arteritano will be leaving us soon. She has been very busy lately and I've missed her involvement. The Board will consider appointing a replacement. We wish her well and Thank her whole-heartedly for her contributions. •

## Feedback

Questions or comments should be sent to the address below. Speak up and be heard!

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

*You must include your name to have your article printed, however, you may choose to remain anonymous by indicating so in your letter.*

**To reach us call 625-0838 or e-mail: RPHOANews@yahoo.com**  
Type "newsletter submission" in the subject line.

*Note: Commentary is subject to space availability. Inflammatory or*

*otherwise inappropriate content will not be printed.*

**THE FOLLOWING COMMENT WAS RECEIVED FROM A RIDGEPOINTE RESIDENT WHO PREFERRED TO REMAIN ANONYMOUS :**

### **PET OWNERS ALERT!!!!**

I WOULD JUST LIKE TO EXPRESS MY CONCERN ABOUT HAVING TO CLEAN UP DOG AND CAT POOP IN MY FRONT AND BACK YARD. I WOULD APPRECIATE VERY MUCH IF PEOPLE WOULD MAKE SURE THEIR PETS USE THE BATHROOM IN THEIR OWN YARDS OR AT THE VERY LEAST CLEAN UP WHEN THEY WALK THEIR PETS.

***NOTE:** The local animal control office verified the City has ordinances that; 1) require pet-owners to clean up after their pets, and 2) require dogs to be leashed when not enclosed (fenced).*

We've received several complaints of animals defecating in the neighborhood. You are required to clean up after your pet! I was shocked to learn that at least a couple of residents apparently open their door and let Fido out to do his duty, on the neighbors' lawn! This is not acceptable, neither is taking your pet for a walk, allowing them to defecate on neighborhood lawns.

Try taking a grocery bag with you as you walk your pet. Once your pet does their business, simply place your hand inside the bag "wrong side out," grab the waste and invert the bag - leaving the waste neatly inside. Then dispose of the bag in the garbage. •

