

◆ THE VOICE ◆

Volume 2, Issue 3

Ridgepointe Homeowners Association Newsletter

Dec. 5, 1999

Salutations

from the
Ridgepointe HOA
Newsletter
Committee
* * *

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Newsletter
Chair & Editor
*

Debbie patton
contributing
writer,
& vice president
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Lorna Greenlee
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& Secretary/
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Article submissions: Include name with your contribution. However, we will print it anonymously upon request

In the News

Hello fellow neighbors! We hope you are all doing well and had a great Thanksgiving holiday! This newsletter introduces you to a new Board of Directors who are excited, dedicated, and full of fresh ideas to take our Homeowners Association here at Ridgepointe into the new millennium. Let's start by introducing you to the new Board Members. They are:

- Andy Blake, President
- Debbie Patton, Vice President
- Lorna Greenlee, Secretary/Treasurer

Two of the new board members (Lorna Greenlee & Debbie Patton) were elected at the annual meeting which was held on October 14, 1999. Thanks to all those who attended.

Unfortunately, we must report that Kelly Clark, who handled the financial affairs for the Board, has sold her home and moved from Ridgepointe. She was a great asset and will definitely be missed.

In her place, the Board elected Andy Blake, who brings to bear his many years of experience as a director on other Boards. Well, with that said, let's get down to business.....

- **"Special Meeting"** Watch for a notice of a 'special' meeting of homeowners in the near future. The Board is currently revising some of the bylaws and will need a quorum to put these changes into place.
- **We want to hear from you!** The Board is very interested in hearing from all of you, the homeowners of Ridgepointe. Be on the lookout for someone knocking on your door with a survey which will ask for correct names and addresses, as well as, what YOU would like to see your money used for.
- **Christmas Decorating Contest:** Two homes will be recognized for best Christmas decorations! Judging will be held on Saturday, December 18, 1999.
- **"Hear ye, Hear ye" Christmas carolers needed:** We would like to get together and spread Christmas cheer throughout the neighborhood. Caroling will be on December 18, 1999, and all who participate will help in choosing our decorating contest winners. Contact Debbie Patton at 625-0086 to join the fun! More details to follow....
- **Toy Drive:** To benefit local children in need, we'd like you to bring a new (*unwrapped*) toy when you come caroling! If you can't attend on the 18th, but want to contribute, toys can be dropped off at two locations: 4613 Newport Dr. or 4617 Newport Dr. Volunteers will make sure they get to the children in need.
- **A note from Michael Juliana:** "By the time you read this article, I will have resigned my

CURRENT BOARD MEMBERS:
Andy Blake
Debbie Patton
Lorna Greenlee

INSIDE

Announcements	2
Opinion - Community Watch	5
Crime Watch Update	4
Board of Director's Columns	3
Compliance Update	4
Landscaping Update	4
Community Watch	5
Annual BBQ	5-6
In The News	1-2

(Continued on page 2)

In the News

(Continued from page 1)

position as a Board Member of our Homeowners Association.

My resignation is two fold: first of all, our business is experiencing a combination of growth and change that has resulted in greater demands on my time. Time that could have been devoted to the Association is no longer available to me. Second, when first elected to the board two years ago, I was an outspoken advocate of working through a professional management company to see to the day-to-day operations of the Association.

We were chartered to work with the management company to try to reduce annual fees, and yet, keep services as first rate as possible. At last years annual meeting, the Association's election of two board members that were openly in favor of reducing or eliminating outside management indicated a change among the voters of our Association. I have worked with the new Board Members and admire the conviction and determination with which they pursue their Association responsibilities. The obvious initial benefit to this self-managed Association is greatly reduced annual dues. The not so obvious downside to self-management is the fact that the Board of Directors and committee members are required to devote considerable more personal time to the daily activities to the Association. Unfortunately, the position now requires more time than I am able to devote.

I would like to thank everyone for their support during the past two years. Also, the Association and the Board of Directors could really use your help. If you have some extra time or could share your talents, please let them know.” - Michael Juliana

- **A note from Deanna Kenaga** - My decision whether or not to run again was a difficult one. However, I was confident the new board would provide new energy, planning and teamwork that is necessary to this fledgling 'self-managed' effort.

I have enjoyed serving on the Board and I'm proud to have been involved in lessening the financial burden levied upon our membership.

While we tried to improve upon the efforts of those who served before us, your new board is taking steps to improve upon our efforts as well. Please consider volunteering your time to serve as several board positions are available with the advent of additional seats. This is a great solution and absolutely necessary to properly manage operations.

Thanks for all your support and your contributions to our endeavors! - Deanna Kenaga

MEMBER CONTRIBUTED ARTICLE

Residents are encouraged to insist Centex replace all non-Moen plumbing in their homes. If you look closely at all plumbing hardware, you will notice the absence of the Moen logo on some of your fixtures, particularly in bathrooms. This should include spouts and shower heads.

One of the selling points for our homes was the exclusive use of Moen products. This simply is not so. Centex has replaced the non-Moen fixtures in some homes in our subdivision.

Do you have wiry-looking weeds with little white flowers in your yard? These spread rapidly and seem impossible to eradicate. Use MSMA! Pre-emergent treatment will prevent their introduction but MSMA is the only way to kill them once matured.

Contributed Anonymously

Comments received since the last newsletter include:

- 1) Complaint: parking violation of work vehicle.
- 2) Question: Where's my newsletter?
- 3) Complaint: removal of trees in the median.

Announcements

- Watch for an announcement for a 'special' meeting of homeowners in the near future. We are currently revising some of the bylaws and will need a quorum vote to put them into place.
- The board members will be conducting a 'survey' of the RPHOA area to ensure that our names/addresses are correct in the records. We also want your input on what YOU want to see from the RPHOA.
- Christmas Decorating contest.....recognition for the two best decorated homes!
- Christmas Caroling.....let's get a group together and get out to have some Christmas spirit this year on December 18. If interested, call Debbie @ 625-0086. Time/location to be announced—watch for details.
- Toy Drive... Please bring new unwrapped gifts when you come caroling on the 18th. If you want to contribute, but can't attend caroling, gifts can be dropped off at 4613 Newport or 4617 Newport Dr. Cash donations or non-perishable food items will also be accepted.

Board Members Report

A MESSAGE FROM YOUR NEWEST BOARD MEMBERS

As the new board begins to conduct business as necessary, we first want to thank the 'old' board for all the work they did in our first year of self-management. They had an enormous task, and made considerable headway. We still have a way to go as far as organization, consistency, scheduling and other tasks, but thanks to the hard work of the previous board, we are on our way.

As a 'new' board, we held our first meeting on November 15. Our first item of business was to accept Kelly Clark's resignation and to vote Andy Blake as a Director.

We accomplished quite a bit in the short two hours and have made assignments to be accomplished in the next two weeks.

Our current priority projects are:

- Amend bylaws for;
 1. Increasing board to 5 members
 2. Ineligibility of board candidates with accounts in arrears
 3. Policy for compliance violations not corrected in a timely manner
- Welcome Packet Developed
- Brickwork Estimates
- Crime Watch turnover to Charlie Caldwell
- Updated Membership Roster/Survey developed
- Form Audit Committee
- Appoint Activities Committee Director
- Follow-up on dues that are in arrears
- Develop schedule for regular board meetings, newsletters, attendance at city council meetings, etc.
- Develop 2000 Budget

We are all committed to improving communications with the members and welcome any input you may have.

We would like to thank all the 'old' Board Members (Deanna, Charlotte, Mi-

chael and Kelly) who led us into the first year of self-management and got us started. Without their determination and hard work, we would not have progressed as much this past year.

Our next board meeting is scheduled for December 4, 1999. We will continue more than quarterly meetings until we have a good grip on all that needs to be accomplished.

We thank you for your support and patience.

Andy, Debbie & Lorna

FINANCIAL REPORT

BY LORNA GREENLEE, TREASURER

I received the books from Kelly Clark on November 15, 1999. As of then, this is the information I have.....

The RPHOA currently has two accounts:

An Operating Account: used for the general operations of the RPHOA. This includes any 'normal' invoicing, such as, water & electric billings, landscaping costs, phone/mailbox costs, etc.

Balance = \$3,512.94

A Reserve Account*: which is used to accumulate financial resources designated for future MAJOR repairs and/or replacements. (ie, brick wall, sprinkler system, etc.)

Balance = \$8,580.61.

In addition to the cash balance, we have two CD's that roll on alternate dates.

1. 180 day, worth \$2,782.82 and has earned \$53.18 in interest.
2. 90-day, worth \$3,730.84 and has earned \$29.84 in interest.

Our accounts receivable are approximately \$4,000. These consist of unpaid homeowners dues. While compliance is generally very high, we still have a few accounts to follow-up on.

We will be working on a budget for the year

2000 and will publish with our next newsletter. In the meantime, if you have any questions, don't hesitate to let us know!

Our bylaws require the Association to have an Audit Committee. We are currently trying to form one.....if interested in volunteering, please let us know!

A MESSAGE FROM DEBBIE PATTON

Dear Friends and Neighbors,

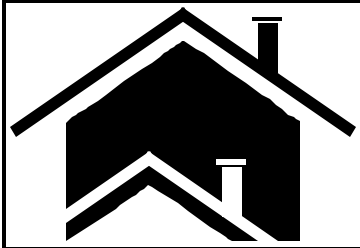
It is with a sad heart that I must announce that my family and I are leaving the neighborhood and moving to Colorado. This opportunity and decision came suddenly late in October after I had made the decision to run for a position on the Board of Directors for the Ridgepointe Homeowner's Association. Even though I have been busy getting my home ready for sale, I have been just as busy working with Lorna Greenlee and Andy Blake on RPHOA issues and will remain active until I leave in January. I have also offered to remain active via e-mail and fax while in Colorado until the time comes where a replacement for my position has been found. I have thoroughly enjoyed being on the Board for your Homeowner's Association. I will greatly miss working with the present Board, the wonderful neighborhood volunteers, and of course, all of the neighbors who make up our Ridgepointe community. I urge all of you to take pride in our neighborhood and support the present Board in their endeavors to make Ridgepointe the kind of neighborhood you want it to be. Thank you for your vote of confidence in electing me to the Board. Thank you for your support and friendship. And, last but not least, thank you for being my neighbors. God Bless You All.

Sincerely,
Debbie Patton

*Governing documents require we accumulate funds for estimated future repairs and replacements. If the amounts accumulated in the reserve fund are not adequate to meet future needs, the Association can, subject to member approval, increase regular assessments or levy special assessments.

LANDSCAPING UPDATE

by Tom Blattner



*Dedicated to HOA Members
of Ridgepointe in The Colony*

Earlier this year, decline of the Bradford Pears, on the Ridgepointe median, was addressed with KC Landscaping. The diagnosis was borer infestation. Borers only affect trees that have been stressed. The borer infestation resulted from lack of water during the previous year. The trees also have Cotton Root Rot. Again; a result of being stressed.

Cotton Root Rot spreads to adjoining trees, which explains why the trees in the median were dying one right after the other. There is no cure for this disease and eventually all the trees in the median would die. They were removed for this reason and replaced with Crepe Myrtles. Crepe Myrtles are more disease tolerant, heat tolerant, more colorful and will give the uniform look we used to have.

The Lantanas in the flower bed were replaced with Pansies for winter color. Lantanas will not be used in the future. Although they are heat tolerant and grow quickly, they do not provide the color needed at the front door of our neighborhood.

Overall, I am disappointed with condition of our entrance. Unfortunately last year's neglect has taken it's toll but now we know what corrective action to take.

I asked KC to cut the north side of the alley behind Sarasota Drive as directed by the Board. MSMA has been applied to control grassy weeds and a pre-emergent is scheduled for application. I have also contacted the city and builders across the street to determine ownership of property south of Ridgepointe. This is still unresolved but will be pursued.

Tom Blattner
Landscaping Committee Chair

[Inserted note: If you're concerned about the brickwork in the wall WE ARE TOO! We have had a great deal of difficulty getting contractors to come out and give us estimates! Rest assured we are concerned and making attempts to remedy the situation.]

COMPLIANCE UPDATE

by Alan Ladd

Just a reminder! As we move into the winter months, we still need to pay attention to the weeds that tend to invade our yards.

Even though the grass doesn't need that weekly trim, the weeds still grow and can take over a well-manicured lawn and cause havoc. The aesthetic value of the Ridgepointe area helps all of us maintain our homes' monetary value. This not only includes our front yards but our alleyways as well. Rear fences and driveways need to be trimmed and maintained as well as front walkways and flowerbeds.

Also, as some of our homes are now reaching 5 years plus, they are starting to show the wear of the Texas heat which affects the quality of original exterior paint. Many of our homes are showing the signs of needing a new coat of paint.

Please take a moment and review the Ridgepointe Homeowners covenant, to assure that you are in compliance. As the RPHOA is now self-governing, this means everyone is now a volunteer worker. These volunteers are your neighbors and they only want what you want. A well maintained, safe neighborhood that allows for our investments to grow.

Thanks for your cooperation

Alan Ladd
Compliance Committee Chair

CRIME WATCH

by Chris

Good news

Crime in Ridgepointe has been down over the last several weeks. But don't forget - mischievous kids sometimes fill their extra time with mischievous behavior. If we all join together we can do something about it. Law enforcement officials will quickly tell you that the Neighborhood Crime Watch program is a major deterrent to crime and plays a role in the future of our community. Simply stated - it works!

So what can you do? You can help the police by providing extra eyes and ears for your neighbors. Since the majority of residential burglaries occur during business hours, residents who regularly walk, jog, or work from home during the day can be especially helpful to keep an eye out for suspicious activities in our area. Get to know your neighbors and let them know when you'll be away and offer to watch over things when they are gone. Many burglaries could be prevented if more people would watch for and report suspicious happenings.

Thanks to Chris Calandro for his contributions. Welcome Charlie Caldwell as the new Crime Watch Chair.

RIDGEPOINTE'S ANNUAL BBQ

Deanna Kenaga & Lorna Greenlee

This year's event was organized by a team of volunteers who did an outstanding job. Debbie Patton came through in a pinch when the business that was contracted to provide the space jump, clown, and other activities failed to show! (We've since found out he was in a traffic accident on the way...) She made last minute arrangements for another space jump and saved the day.

We had over 40 households represented for a great turnout. It was definitely the best by far. In addition to the great food by Larry Miller, we held a raffle, had a dessert contest, a pumpkin carving contest, dunked for apples, had face-painting, show cars and much more.

Honorary guests arranged by Andy Blake included The Colony city councilman, John Dillard; Officer Victor Lozada from the Dallas Police Department and Frank & Rosie Requena with show cars.

For Food & Condiments, Contributors were: H2O & Ice To Go, Albertson's, Brookshires, Tom Thumb @ Parker & the Toll way, Tom Thumb - Carrollton, Wal-Mart, Signature Kroger, and McDonalds.

For Prizes/Raffle, Contributors were: Chick-Fil-A, The Bistro on Main, First State Bank, Lady of America, Sonic Drive Inn, CiCi's Pizza, Bealls, Addison Improv, Plano Legacy Park Courtyard Marriott, Academy Sports & Outdoors, Street Talk Café, Chili's, Dayton Wire Wheel, Gifts & Cards Unique, Dave's Discount Liquor, What-a-Burger, GNB Bank,

(Continued on page 6)

COMMUNITY WATCH

by Deanna Kenaga

An issue of importance has been brought to the Board's attention regarding the City's consideration of raising the speed limit on Standridge Drive.

Complaints were made by speeders that the police were lurking near the open area of Standridge (not in the neighborhoods) issuing tickets.

Police Chief Clark stated he's asked the patrols to come into the neighborhood, not the uninhabited area. That's a good thing, but we need to discourage people from taking a shortcut through our subdivision. Raising the speed limit will have the exact opposite effect.

For now, it's essential we let the City know we don't want increased traffic and lead footed drivers where our children play.

If you have concerns regarding this issue, please contact the city at 972-625-1756. Abel Saldana, heads up The Colony Traffic Division.

Please note that City Council meetings are held on the first and third Mondays of each month. Agendas are out by 5:30 pm the Thursday before.

There will no longer be an "open mike" time for issues which are NOT on the agenda. Therefore, if you wish to discuss an issue with the Council, you must make sure it is on the agenda.

Ridgepointe HOA urges all of you who are interested or concerned to contact the City and/or attend City Council meetings.

In an attempt to keep abreast of City business that may affect our development, the Board will begin rotation duty to pick up agendas soon.

You may have wondered why construction has not begun on the park...apparently no funding has been provided.

Hopefully, we will have more information for you in an upcoming issue.

WINNING DESSERT CONTEST RECIPE

Gail Lites

THIS DELICIOUS RECIPE WON FIRST PRIZE AT THE ANNUAL BBQ.

Chocolate Caramel Brownies

1 Devil's Food Cake Mix
1 Can sweetened condensed milk
1-1/4 oz. package Kraft Caramels
1 12 oz. package chocolate chips
3/4 Cup melted butter or margarine
1 Cup chopped nuts (optional)

Melt caramels and half the can of milk over double boiler. Keep warm.

Mix chocolate cake mix with other half can of condensed milk and the melted butter and nuts. Spread half the cake mixture into the bottom of a greased, 9-by-13 inch pan.

Bake at 350 degrees for six minutes. Let cool for a couple of minutes, then pour chocolate chips on top. Now pour the caramel mixture on top of that and spread. Top with other half of cake mixture. Bake at 350 degrees for 18 to 20 minutes.

Do not overcook or caramel will harden.

