
◆ THE VOICE ◆

Volume 4, Issue 1

Ridgepointe Homeowners Association Newsletter

May, 2001

In the News — traffic, traffic and more traffic...

TRAFFIC ISSUES:

Ridgepointe Neighborhood Meeting

April 19, 2001

In attendance:

Mayor Bill Manning, Chief Joe Clark, Constable Larry Floyd, Councilman John Dillard, Officer Longo, Officer Chandler, Officer Ed Hall, Officer Dena Williams and Patti Hicks
Residents of Ridgepointe

All residents from Ridgepointe were invited to discuss the traffic problems we are having in our development.

SUGGESTIONS:

- * Increase the speed limit on Standridge from 121 to the creek to 40 mph, then lower it to 30 mph at Cedar Ridge Ct.
- * Post signs that read:

<p>WARNING: Entering Residential Area Speed Limit 30 mph Strictly Enforced</p>

- * Sign, Children Playing
- * STOP signs at Creek Hollow and Standridge
- * Possible areas for STOP signs:
 - Standridge & Crooked Ridge
 - Standridge & Sarasota
 - Biscayne & Ridgepointe
- * Hire a traffic engineer to study our area and suggest possible solutions

NOTE:

The decision to put up "Speed Limit" signs requires City Council action
The decision to put up "STOP" signs requires city staff action

ACTION ITEMS:

- * A zero tolerance policy has been established to deal with traffic violations. Tickets will be issued, no warnings.
- * A 3-way STOP sign at Standridge & Ridgepointe should be up by April 27, 2001
- * The Colony Police Traffic Division will be in place and active as of April 21. The officers assigned will be pulled away only in extreme situations. They will be patrolling the Ridgepointe area as much as possible.
- * A volunteer group of residents will work with the city council regarding our traffic issues. The group of volunteers are:

Andrea Spurr 972-370-9727 andrea_spurr@hotmail.com
Alan Ladd 972-894-0206 aladd@worldnet.att.net
Derrick Osborne 972-370-2424
Jennifer McFarland 972-625-6649 jp_jenn@swbell.net
Perry Schrag 972-625-7104 pschrag@compuserve.com

- * Constable Floyd, with the help of his department, will be working closely with The Colony Police Department on control-

INSIDE

In The News	1-2
Board Members Report	3
Announcements	2
Maintenance Tip	3
Crime Watch	4
Compliance	4
Landscaping Update	4

(Continued on page 2)

In the News — traffic, traffic and more traffic...

(Continued from page 1)

ling commercial vehicle usage of Ridgepointe as a pass-through.

FYI

The enhancements of 121 from the bypass to the Dallas North Tollway are scheduled to be complete in 2006. The City of the Colony is the first phase which should begin next year and be completed within 18-24 months.

Contributed by Barbara Caldwell—thanks Barbara!

See http://www.dallasnews.com/metro/denton/345675_trafficcop_22d.html for more information on The Colony traffic problems and proposed solutions

Or, visit <http://www.thecolonypd.org> for a link to report traffic violations.

WEBSITE: Alan Breese has made numerous additions to the website. You can find some very useful things there, here are just a few items worth mentioning:

1. The pager number for our local patrol officer in case you need it or misplaced it.
2. Email addresses for local politicians.
3. Special Notices/Crime Alerts.
4. A copy of our documents
5. Submit your feedback (coming soon)
6. City Guide—all sorts of helpful information
7. The architectural drawing of our new park

Please take a moment to familiarize yourself with this very helpful tool. GOTO <http://www.rphoa.org>

Changes within the organization: Angela Brezovsky had to resign her position as Vice President due to added responsibilities and personal time constraints. A position is currently vacant. If you feel you would like to contribute your time as a Board member, please contact Andy Blake ASAP on the message line (972) 390-0641 Good luck to Angela in her endeavors.

The Newsletter Committee is in need of a volunteer. Unfortunately, this will be my last newsletter. I take great pride in the development of the newsletter as well as other projects I have participated in and have been more than happy to serve. However, demands upon my time make it increasingly difficult to meet deadlines and complete it in a timely manner.

Please don't hesitate to volunteer for this fulfilling position if interested. You may call me with questions at 625-0838 or Lorna Greenlee at 625-1036. Deanna Kenaga

Ridgepointe Park: Opening was delayed when the wrong parts were delivered for the gazebo roof. No word on when it

will open. Some residents check daily. We can't wait!

A Meeting was held for Sarasota Dr. residents bordering undeveloped land, hosted by Pete and Lorraine Sullivan. Neighbors met to discuss the deteriorated fence, possible planting of a hedge, the view of; trash, a dilapidated trailer and discarded construction debris the City should have removed.

Residents felt it unnecessary to replace the fence unless the City were willing to do so. This was based upon a consensus that the fence does little if anything to discourage wildlife from entering backyards by digging and/or jumping. This issue is still under review.

There are currently no intentions of planting a hedge south of the Corp. of Engineers property dividing line. It is assumed that noise/debris from neighboring businesses is not a problem for those south of the dividing line and that plantings should not impede anybody's view.

Our Councilman for Place 5-John Dillard, has been contacted. We will be requesting his assistance in this matter. Attendees will receive notice of a follow-up meeting, loosely scheduled in about a month. Questions? Contact Deanna Kenaga or Andy Blake on the message line.

New Mayor—This was a VERY close race. The final count was a mere twelve vote spread in favor of Bernetta Henville-Shannon over incumbent Bill Manning.

Home Depot plans opening ceremony on May 24th-10:00 am, festivities are also planned for May 26th.

Citations issued to residents: The Colony PD's policy is NO TOLERANCE for speeding in Ridgepointe. There have also been instances of citations being issued for stop-sign infractions.

Please drive carefully in the neighborhood! This includes alleys where children can also be found. It is virtually impossible to see traffic while backing out of our driveways.

ANNOUNCEMENTS

- 1) **DOG FOUND**—Miniature Pinscher or similar breed. Please call Xxxxxx Xxxx at XXX-XXX-XXXX to inquire. You can see a picture of this lost doggie on our website (www.rphoa.org)
- 2) **THE ANNUAL MEETING** is to be held Tuesday, July 12th at the Senior Citizens Center (next to the Government Center).
- 3) **NATIONAL NIGHT OUT** Celebration set for August 7, 2001 from 7:00 PM to 10:00 PM.

Board Members Report

TREASURER'S REPORT

Attached to this newsletter you will find statements for 4th quarter 2000, end of year 2000, and 1st quarter 2001. These statements have been completed in timely manner, they just were not mailed out to you. My apologies.

This quarter has really flown by. My goal has been to try and get to 100% compliance on dues collection. We are almost there. Of the six that were originally delinquent, all have responded to our delinquency notices! I want to thank all for their cooperation.

On a personal note, I keep hearing that the membership is not happy and that they want to do away with the Association. If you have problems with how the board is handling things, please let us know. We are your neighbors, and hopefully some of your friends also. We only want what is good for the neighborhood...there are only five of us on the board that try to determine what this should be, but it would be MUCH EASIER with your input. Use our web-site, e-mail, voice-mail, postal services or call us on the phone - request to be heard at the board meeting...there are many ways to reach us to let us know your thoughts and opinions without rumors and speculation flying around the neighborhood. It would be much more productive and as a neighborhood, we should always be pulling in the same direction - not playing tug of war!
Lorna Greenlee

PRESIDENT'S REPORT

Cy and I went to the circus.
Cy got hit with a rolling pin.
We got even with the circus,
We bought tickets;
but didn't go in.

This is a rhyme that my wife used to sing to our children when they wanted to "get even" with a playmate. If I don't like what the association is doing, I won't pay my dues. Do we benefit from that? How much does it hurt the association? Would communication be a better answer?

The Ridgepointe Homeowners Association is a legal entity and membership is part of being a homeowner in our neighborhood. Communication of our needs and desires are more important now than ever before. As a community that is self governed, the last year has seen more important changes in our neighborhood than ever before. One of most notable is that we have forced the City to acknowledge ownership of the wall on Main St. This releases us from an obligation that was levied against us by the former managers of the association. We had allocated funds for its' repair and maintenance, paid insurance premiums and assumed general responsibility for the structure.

The Board of Directors needs communication from the membership. Firstly, concerning what property we own. A review of our in Insurance policies indicate we may be insuring things that we don't own or even exist. Secondly, we have a surplus of funds directly associated with our recent release of responsibilities for wall maintenance and repair. How should we put this to use?

We are on the right road, thanks to help from everyone. We are learning...
Andy Blake, a Ridgepointe homeowner

Maintenance Tip

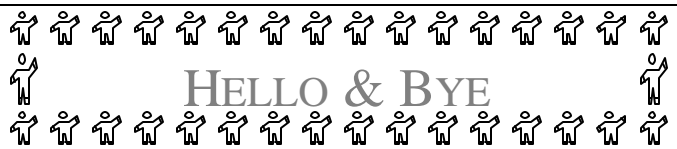
by Jeff Porter

Hot Water Heater Tips and Tricks

This month we will be taking a look at the hot water heaters. In our sub-division we all have gas water heaters with a capacity of 50 gallons so I will keep to these types of heaters only.

The first thing to check for is that the flue or vent is clear of obstructions and that the vents into the closet, where the heater is stored, have good air movement through them. Remember this is not a storage closet; you should *never* stack items on or around the water heater. All gas water heaters need air to work properly and keeping these air vents clear means a safe and efficient unit. It is also a good idea to vacuum around the base of the heater to clear away all the dust that will collect around the heater during the winter months.

The next thing that we must do is to clean out the tank. This is easier to do than it sounds. All that is needed is a garden hose that can be connected to the boiler drain on the bottom of the tank. Run the hose outside onto the driveway if possible, as you will be letting out the hot water from the heater. Turn the Gas Control from the On setting to Pilot Light and open up the boiler drain faucet at the bottom of the heater to let the water out of the tank. The water will come out at city pressure. Keep the water running out for about 10 minutes, so as to get all of the sediment that has settled in the bottom of the tank out. This will stop the build up of the crust on the tank bottom and will let the heat from the burners transfer freely to the water and so keep the heater working efficiently (and help keep those gas bills low). Now turn off the boiler drain and remove the hose from the fitting; check to see that you have no leaks from the boiler drain. That will take care of the inside of the water heater, so you can now turn the Gas Control from Pilot Light back to the On position. You will hear the sound of the gas burners lighting and that will mean all is good so far. It is recommended that you test the Temperature and Pressure Relief valve to make sure that it is working. To do this you must pull the little metal lever near the top of the heater so as to discharge water out of it. Let this lever go and it will close back to a no flow situation, and that is all you need to do to test the T & P. This test on the T & P valve should be done every 6 months to ensure that it is working properly. This is a safety device and as such should it not close, or if it ever started to drip you must replace it. If the T & P valve does need to be replaced you will need to contact a plumber to ensure that it is installed correctly. Well, that should get the water heater working efficiently for another year or so!



These persons will be missed:

- Scott & Lisa Sullivan
- Marcus & Gail Lites
- Delmer & Hope Pinson
- Todd & Janet Reel

A warm welcome to our new homeowners:

- Larry & Kami Sandifer
- Allen & Debbie Harlow
- Larry & Sandra Donaldson

CRIME WATCH

by Charlie Caldwell

It's that time of year again when we start planning for our Annual National Night Out (NNO).

The Crime Watch Committee had our first NNO planning meeting on March 14. We have come up with some great ideas for our August 7, NNO event. But this night is not just for us, so we would welcome any ideas and/or suggestions you may have to make this evening fun and exciting. Right now we are considering having hot dogs, sno-cones, a bounce house and a representative from an alarm company. A couple of other items are in the works that we will inform you of as they are ironed out. It should be lots of fun so mark your calendars for AUGUST 7, from 7:00 PM to 10:00 PM.

Our committee members are also going to each person on their call list to introduce themselves. This will make it easier to put a face with the person that calls you from time to time regarding safety issues. If you have not already received a visit from your block captain, you will in the near future. Please feel free to call your block captain or anyone on the Crime Watch Committee should you have any questions or would like to be a part of this GREAT committee. The block captains names and phone numbers are:

Charles and Barbara Caldwell for Cape Cod 972-625-6237
 Danielle Ronci for Standridge 972-625-3466
 Andy Blake for Boca Raton 972-625-2729
 Peter and Lorraine Sullivan for Sarasota 972-625-8872
 David and Suzie Thornberg for Newport 972-624-0119
 Martha Holcomb for Biscayne 972-625-9756
 Jan and Jeff Porter for Biscayne 972-625-5458
 Chann McCloud for Ridgepointe (4600-4620) 972-624-0130
 Tom Blattner for Ridgepointe (4500-4636) 972-625-5424

COMPLIANCE

by Alan Ladd

What the compliance committee does:

There are two ways a notice is issued. There is a six-week check or a RHOA member notifies us of a non-compliant situation. In the latter case, a compliance committee member then verifies the situation and a notice is issued. The recipients then have ten days to respond to the non-compliance or second notice sent. After second notice is sent the board is notified for further action.

If you forgot to put down the pre-emergent, back in February then it's probably time for some old fashion weeding. Please remember to keep those beds grass and weed free.

After the large rains this spring and now warm weather the weeds are out in force. As usual, a well-manicured lawn helps us all retain our home values. This includes our alleyways.

Also, remember that the RPHOA covenant prohibits the parking of vehicles on unpaved areas.

Thanks,

Alan Ladd, Compliance Chair

Landscape Update

By Tom Blattner

RHOA has renewed the annual contract with KC Landscaping to maintain the entrances and grounds along the wall. We have made some changes to improve our entrance at no additional cost.

The spring and fall color planting clause has been removed from the contract. The current plants were planted by a small group of homeowners who donated their time. A special thanks to David Thornburg and Terry and Melanie Covington. Plants were purchased with the funds normally allocated to KC.

Flower beds have been added to both sides of the Daily entrance. The next action item is to explore our options to connect the existing sprinkler system on the south side of Ridgepointe. Although this area is not our responsibility, we as homeowners should be concerned that the lack of maintenance will lead to further deterioration and detract from the main entrance. The homeowners committee, south of Ridgepointe, will be contacted and asked to share in the responsibility of maintaining this property.

Landscape Tip!! Grassy weeds are a real problem this spring. If you did not already put down a pre-emergent there's nothing you can do short of pulling them by hand until the hot weather arrives. MSMA is an effective herbicide for controlling grassy weeds but is only effective during warm weather when night time temperatures stay above 70 degrees. Broadleaf weeds can be controlled now with any good broadleaf weed killer.

Be a good neighbor!! Please carry a plastic bag with you when walking your dog. This is an easy way to pick up any "accidents" he may have. Your neighbors will appreciate you.

RIDGEPOINTE HOMEOWNERS ASSOCIATION CONTACT INFO:

P.O. Box 560112
 The Colony, TX 75056
 Phone: (972) 390-0641
 Website: www.rphoa.org