
◆ THE VOICE ◆

Volume 4, Issue 2

Ridgepointe Homeowners Association Newsletter

September, 2001

In the News

Our Associations annual meeting was held on July 12, 2001 at the Colony Senior Center. It was determined that we did not have a quorum so no official business could be conducted.

We had several guests attend, and each one addressed various issues:

Officer Chuck Wood discussed neighborhood safety. He gave the crime statistics for our area and reminded us of the importance of keeping our garage doors shut, houses locked when leaving, and cars locked when you are not in them.

Officer Ed Hall spoke to us about the new Traffic Division of the Police Department. There were over 44 tickets written in the Ridgepointe area alone in June 2001. While as residents, we may not appreciate being the recipients of these tickets, it has slowed down our traffic considerably to have Office Hall as vigilant as he is in our neighborhood.

Chief Joe Clark gave us kind words of appreciation for our outstanding Neighborhood Crime Watch group. (see Crime Watch articlewe won 2 awards this year for National Night Out!!!! – way to go Charlie) He also encouraged more citizens to participate in Citizen's Police Academy to help them become more familiar with the workings of the Police Department.

The beeper number to contact our beat officer is 214-848-3659. Keep in mind, if you beep them, they will return the call as soon as possible, which may take up to an hour if they are busy with another issue.

Councilman John Dillard responded to questions that had been provided to him prior to the meeting.

- Q When will the old trailer in the field behind Angelinas be removed?
A. The old trailer can be moved out, however, please NOTE that to date, nothing has been done. Andy Blake will contact Councilman Dillard and find out the status.
- Q What is going to take the place of The Stables Restaurant and will there be another restaurant between them and our neighborhood? When will the trash/noise issue be addressed?
A. Replacing the Stables is the Texas Bar and Grill. They are building on a patio area that will overlook the lake. It appears that they have removed the neon lights. They have told the city that a 'screen' of Oak trees will be planted along the Sarasota alley. This should help with the noise and trash being blown in.
- Q Water leak in the Sarasota alleyway. Has it been determined where it is coming from and can it be repaired?
A. This is water seepage per the city engineers. They will fix it. NOTE: To date, nothing has been done on this issue. Andy Blake will contact Councilman Dillard for an update on status.

The Race Trac is scheduled to be built -- but will be across the street from Ridgepointe in front of Friendship Baptist Church rather than where the sign is. They do not have a confirmed start or completion date for the building.

Other Discussions:

There has been concern over the unsightly overgrown creek at the corner of Ridgepointe and 423. We will contact the city to ask them about cleaning it up. It appears that someone has been trying some, but it could still look a lot better.

Our next meeting was held on August 2 at The Colony Senior Center. This time we had a quorum, thanks to several volunteers that went door-to-door to obtain proxies! Thank you to all who helped.

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In the News

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Election of Board Members

The following candidates were on the ballot for positions on the board. They have agreed to serve in these positions for a term of 3 years.

Andy Blake – President
Barbara Caldwell – Secretary
Perry Schrag – Vice President

In addition to these members, Lorna Greenlee has 1 more year as Treasurer and Jeff Porter 1 more year as member-at-large.

Alan Breese was on-hand with his laptop so that everyone could view our web-site. It is very informative and easy to use. Please check it out, it's a great resource, not only for RPHOA information, but also for many phone numbers and other links that you may need: **www.rphoa.org**

Last but not least, Andy Blake has meticulously gone through all of our documents and made edits so they are in agreement with each other. The board is now making comments. After this stage, look for someone to come to your door for your vote. It takes 75% of our membership to amend these documents, so we are counting on all of you to help us get this much needed change approved!



Welcome Committee: This person will be responsible for welcoming the new residents to the neighborhood and providing a directory, by laws and any other pertinent information to them. It doesn't take a lot of time and is not a daily activity for anyone. Busiest months are usually in the summer – when people are relocating.

Activity Committee: We need several people to volunteer to spearhead specific activities, i.e. Easter Egg Hunt, Annual BBQ, etc. Spreading it to several people will relieve the burden from one person.

Newsletter Committee: After getting this started and being in charge for several years, Deanna Kenaga has resigned as head of the newsletter committee. Thanks Deanna for all of your hard work in this endeavor. I know how much work this is! Kim Schrag has graciously accepted the position as chair of the committee. We will continue to try to get these newsletters out quarterly. If you have any input, please let us know.

If ANYONE is interested in helping with any of these, please contact a board member.

Board Members Report

Traffic Report

by Perry Schrag

A Brief History:

When Bill Manning was Mayor, a meeting, open to all Ridgepointe residents, was held to solve the traffic problems in the neighborhood. There was a good turnout. We discussed the current problems and possible solutions. Many different ideas were proposed by residents, and even city officials were not in total agreement how to approach the traffic problems.

The Current Outcome:

The two stop signs on Standridge are the current result. The intent was to start with the stop signs and have another meeting at a later time to determine their effectiveness and look at other options if needed. Since Manning was not re-elected, the meeting never happened. The stop signs now appear to be the permanent solution.

What Now:

After visiting with neighbors at our association meetings and just out on the street, there still seems to be two primary points of interest - the park, and the intersections of Biscayne and Ridgepointe. I have questioned the city about both and here is where it stands.

The Park:

The City does intend to put crosswalk striping at the park. They said a stop sign may be needed on Standridge with the addition of the crosswalk but they didn't know for sure nor commit to one.

The Ridgepointe / Biscayne intersection:

In a nutshell, because of this intersection's proximity to Main Street, the city cannot do anything without state approval. We would need to convince the city of its necessity and then a city representative would present to the state. I don't know how realistic this is but we can make a concerted effort.

Do we want to pursue:

The police said they would be happy to meet with us again to discuss concerns and solutions. Please feel free to contact me at pschrag@compuserve.com with any comments, questions, or information regarding traffic problems whether it is about the two items mentioned or any other concerns. If there is enough interest, I will move forward to set up a meeting with the city.

Board Members Report

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TREASURER'S REPORT

I am very happy to report that as of July 15, 2001, all homeowner accounts were current and paid in full! Thank you for all your cooperation in helping me to clear up the backlog of receivables.

As you know, we have temporarily reduced the dues until we have depleted our 'reserve account' to 90 days of operating expenses. This reduction should be reflected at least one more time for the January 1 payment.

With the help of Danielle Ronci, our insurance premiums should also be slightly reduced. We have reviewed the policy and eliminated 'the wall', fences and light posts, and a few other things that have been listed that we don't have or aren't responsible for.

The board will begin working on the 2002 budget by October. If you would like to have any input, please let us know!

Lorna Greenlee

PRESIDENT'S REPORT

So to speak, it is the beginning of a new year. Even though our association functions on the calendar year, with the annual meeting in July, we have a new and committed board. When I say committed, I mean this with the highest respect for my fellow board members. I am sure that we will realize a great deal of accomplishment in the next twelve months.

It took a second date to have a quorum for the annual meeting thanks to several people who aggressively solicited their neighbors for proxy voting privilege. Both meeting dates were productive, each in it's own way.

Summer is almost over and it will be time for fall clean up. Some of us now have trees large enough that we will have leaves to rake. Gone are the days of my country youth when fall was announced by the smell of neighbors burning leaves. Our neighborhood continues to be an exemplary community as far as landscaping. Some of us are more energetic as far as gardening is concerned, but, Ridgepointe continues to be an oasis.

We have had a successful year as a homeowner's association thanks to many people. We continue to be a leader as a neighborhood crime watch community, thanks to the leadership of Charlie and Barbara Caldwell. Our finances are in excellent standing, thanks to Lorna Greenlee, our treasurer and Georgia Brown who audits our records.

Ridgepointe Homeowners Association is 100% homeowners. Please join me in making the coming year more successful than last.

Andy Blake, a Ridgepointe homeowner

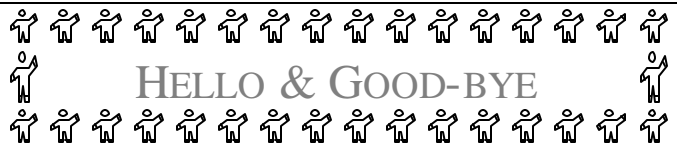
Maintenance Tip by Jeff Porter

Looking into Toilets

As I came home the other night I was met by Jan, my wife, who informed me that the toilet had been running all day. This she had discovered on her returning home and she heard the sound of water coming from the hall bathroom. Now as Jan is married to a plumber she knows how to turn off the supply to the commode, so she did that and then waited for my return home to tell me about the running water. Well as I said I am a plumber and I had forgotten to do my yearly check on the fixtures this year and what had happened was that the flapper was stuck open, and letting the water cycle through the tank and into the bowl, A VERY COMMON PROBLEM and a great waste of water. So this month we will take a look at toilets.

The most common problem as I stated is that the flapper gets stuck and lets the water leak past. This can cause the water to flow continuously or in most cases what happens is that every 10 minutes or so the toilet sounds like it has been flushed but no one has used it. This is easy and inexpensive to fix. The flapper is the rubber stopper or plug at the bottom of the tank, and you can see this if you removed the tank lid and carefully place it out of the work area. Next take a look at the flapper, if it is over 3 years since anyone has changed it out you would be wise to change it now as the part is only about \$2 to \$3 and is easy to do. Lets start by turning off the water supply to the tank. The water stop can be found on the wall just to the left of the toilet about 12" above the floor. Next flush the tank to get the water out of the way; the flapper is connected to the outlet tube by two hangers, these are pulled over the lugs on the outlet tube. Next remove the chain from the handle as the new flapper will have a chain and hook to reconnect to the handle. Now is a good time to run up to the home improvement store, as you can show the assistant exactly what you want, and buy 2 or 3 so you can change all the flappers in the house as they will be all the same age. Any good store will stock these. To install the new one just connect the new flapper to the two lugs and let the flapper drop to the rest position. With the handle also in the rest or down position attach the chain to the handle, making sure that it is not to long or to short. Turn the water on and let the

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A warm welcome to our new homeowners:

- Joe & Terri Glover
- Rodney & Misty Snitker
- Eddie & Lisa Lane
- Robin & Gaila Rothlein

These persons will be missed:

- Durrell & Annette Bobbit
- Bill & Sharon Victor

Maintenance Tip *(continued from page 3)*

tank fill up. Check to see that the handle lifts the flapper and that the flush is good. Now just one more check to do and that is to see if the flapper is sealing down completely. Pour some food coloring into the tank and wait for about 15 minutes then check the color of the water in the bowl, if it is still clear then the flapper is good. But if the water has changed to the same color as the coloring then you must loosen the chain to let the flapper close down completely

The time and cost of this little job is small, but if you let just one toilet run for a week it can waste as much 500 gallons, and that can lead to a very large utility bill at the end of the month!

I hope that this has been of help to you, and don't forget that it's just a little bit of maintenance that can save so much.

Water Trivia

- The only water we will ever have is what we have right now.
- Once groundwater is polluted it may remain that way for several THOUSAND years.
- It can take 120 gallons of water to produce one chicken egg.
- Human blood is 83% water ... Human bones are 25% water.
- Running the tap to get hot or cold water can waste up to 5 gallons per minute.
- Each and every day the sun evaporates 1,000,000,000,000 (a trillion) tons of water. (Remember ... what goes up must come back down.)
- In a hundred-year period, a water molecule spends 98 years in the ocean, 20 months as ice, about 2 weeks in lakes and rivers, and less than a week in the atmosphere.

COMPLIANCE

by Alan Ladd

Our neighborhood looks great for the most part. If you don't think so, just walk down the street sometime and look at how manicured all of our lawns are and the straight line of edging as you look up the street.

It is almost fall again! Time to start thinking about replanting our fall plants. Or at least removing the ones that have died out over the summer.

Most of the members of the RPHOA are in compliance with our CCR's regarding maintenance. There are a few that have had to be turned over for the board to handle. Our hope is that these will be resolved without any fines having to be instituted. If you see a real problem with one of your neighbors, please use our message line or web-site to let us know about it. We aren't looking for 'tattle-tales' for every minor infraction, but our compliance committee can't be everywhere all the time either!

Don't forget to put down your fall fertilizer to help ensure a healthy and beautiful lawn next spring!

Thanks,

Alan Ladd, Compliance Chair

Landscape Update

By Tom Blattner

Cooler weather is here! Fall flowers have been planted in the median at the main entrance. The dominant colors are red white and blue. You will soon see some changes on the south side of Ridgepointe as bushes and flowers are added. The balance of summer color will be changed out as cooler weather approaches and existing colors diminish. A special thanks to Melanie and Terry Covington for their help planting!

A minimum of 3 competitive bids will be obtained for landscape maintenance in 2002. One from our existing service, KC Landscaping, and at least two bids from local companies within our city. Bids will not include flowers and bushes. These will continue to be planted by volunteers. If interested in getting your hands dirty, please call Tom Blattner at 625-5424 or e-mail me at tombl@airmail.net.

Reminder!! Ridgepointe Homeowners Association and The City of The Colony prohibit garage sale signs on public property. Signs can also damage our sprinkler system. Your cooperation is appreciated.

ANNOUNCEMENTS

5th Annual RPHOA BBQ will be Sunday, October 7th from 3:00-7:00pm. This is a great opportunity to meet your neighbors, enjoy good food and have a great time. Hope you can join us! See attached flyer for more info!

Watch for details on Christmas caroling and don't forget about the holiday decorating contest!

RIDGEPOINTE HOMEOWNERS ASSOCIATION CONTACT INFO:

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

CRIME WATCH

by Charlie Caldwell



We did it again! For the second year in a row Ridgepointe had the Most Active Crime Watch Group in the entire City of The Colony! Charlie Caldwell accepted the award on behalf of the Ridgepointe Homeowners at the City Council meeting on September 17. Ridgepointe was also given an award for the Best Block Party in District 1. None of this would have been possible without the committee and neighborhood volunteers. Your efforts and dedication are appreciated.

Our attendance for the National Night Out party on August 7, 2001 hit a record-breaking **436** people. Thank you all for coming out and supporting the neighborhood.

We would like to acknowledge everyone who helped make this event a success!

Volunteers

- Alan Breese
- Andy Blake – **Committee Member**
- Andrea Spurr
- Cammie Sandifer
- Catherine Street
- Charles & Barb Caldwell - **Committee Chair**
- Chris Chandler
- Danielle Ronci – **Committee Member**
- David & Susie Thornburg – **Committee Member**
- Diane Nusbaum
- Gary Colbert
- Jeff & Jan Porter – **Committee Member**
- Kristy Davis
- Larry Miller
- Linda Westrick
- Lynn Moore
- Martha Holcomb – **Committee Member**
- Perry Schrag
- Pete & Lorraine Sullivan – **Committee Member**
- Randall & Bettie Washburn
- Renee' Caldwell
- Robin Patzig
- Sheila Arceneaux – **Committee Member**
- Therese Melancon
- Tom Blattner – **Committee Member**
- Tom & Barbara Randolph
- Tung Vo & Thuy Cao
- Vanessa Lazcano

Donations:

- 99.5 The Wolf
- Albertson's
- AMC
- BFI Services Group-Jerry Montee & Tom Selcer
- Build-A-Bear Workshop
- Centennial Liquor Stores – Bill Ross
- Chick-fil-A
- Dr. Pepper
- Home Depot
- Interskate in Lewisville
- McDonald's
- Nestle Toll House Cookies
- Nick's Bar & Grill
- Pampered Chef –Andrea Spurr
- Rasmussen Family – portable black/white T.V.
- Snookie's Bar & Grill – Gene Street
- Stewart's Peninsula Golf Course
- The Cheesecake Factory
- The Ice at Stonebriar
- Whataburger
- Winn Dixie

