
THE VOICE

Volume 5, Issue 1

Ridgepointe Homeowners Association Newsletter

April, 2002

In the News — *warehouse....warehouse....and more warehouse*

Rezoning Battle

By now everyone is probably aware of the outcome of the heated rezoning battle. If you managed to miss out on hearing about it, I'm sure there is a jury selection happening somewhere and they would surely love to have you!

For those quintessential jury members, the City Council did approve the zoning change for the land that lies between the proposed Memorial Drive and the Ridgepointe subdivision. This land was originally zoned Business Park (BP). It has now been changed to Planned Development (PD). The zoning change took effect immediately upon the affirming vote. Mayor Bernetta Henville-Shannon was absent from the vote because of her health. All council members except John Dillard voted in favor. John Dillard, who is our councilman here in place 5 voted against.

By changing the zoning to PD, all of the permitted uses allowed in BP are allowed as well as the addition of "warehouse" and "light fabrication and assembly process" in accordance with Section 10, Appendix A, Zoning of the Code of Ordinances. An example given for the phrase "light fabrication ..." was the development and assembly of instruments and similar items. (The Colony city ordinances can be found at www.municode.com)

The conceptual plan offered with the zoning request showed 15 buildings totaling about 1.25 million square feet of floor space. All buildings are limited to a height of no more than 30 feet. The smallest buildings are around 50,000 sq ft. The largest buildings are about twice that. The construction of Memorial Drive from Main to Standridge, and the construction of another road from Memorial Drive to Highway 121 are to be done by the developer.

As far as the new roads, Memorial Drive is to be a 6-lane divided major arterial. Standridge south of Memorial Drive to 121 is to be a 6-lane divided arterial, and Standridge north of Memorial Drive is to be a 4-lane collector. I don't know for sure but I imagine that the 4 lanes would only extend as far north until entering the Ridgepointe subdivision.

Centex is the current owner of the land. The Bradford Group is the developer proposing the construction. Spokes person, Al Blaine from the Bradford group claimed that a fully leased complex could mean an additional 7.5 million to the Colony tax base. The property tax base portion created from this size of development (approx 1.25 million sq. ft.) would be around a half million dollars.

A copy of the Planning and Zoning Commission Report can be viewed from Councilman Dave Kovatch's web site www.davekovatch.com click the city council button and you will see a list of local issues including the warehouses. Keep in mind that the stated plan is a conceptual plan and is intended to be 'flexible'.

Some have questioned if the Ridgepointe Home Owners Association maintained a position on the rezoning. Just to clarify, The Ridgepointe Home Owners Association DID NOT take any position regarding the zoning.

If anyone hears of any new conceptual plan or site plan that becomes available, we would love to know about it. Please contact any board member and let us know where to find it. Also, the website links I've referred to can be found on our website www.rphoa.org.

Just a personal side note, It wouldn't surprise me if this project gets pushed back for several years if it even happens as it has been proposed. I don't believe this is a large project for Bradford, and it wouldn't surprise me if it were dropped because of a tightening economy. Now that I've said that, I'm sure construction will start this summer just to prove me wrong!

INSIDE

<i>In The News</i>	1
<i>Board Members Report</i>	2-3
<i>Announcements</i>	2
<i>Landscaping Update</i>	3
<i>Crime Watch</i>	4
<i>Compliance</i>	4

In the News –

FUTURE COUNCILMAN IN RIDGEPOINT???

Wouldn't it be nice if we could elect someone to serve on the city council that we all know and trust? Someone local, who listens to our concerns and represents our views regarding The Colony? To elect someone who has proven ability to assume a leadership role. Now we can! Place 5 candidate, Perry Schrag, is a local resident of Ridgepointe. He is a dedicated husband and a wonderful father. You may all recognize him as Vice-President of the Ridgepointe Home Owners Association. Perry is an innovative thinker and he would like to use his ideas, along with your suggestions, to put a plan into action for The Colony. Perry wants to be "Your Voice on the City Council". Imagine how wonderful it will be to have a local resident as your representative on the City Council. Please visit Perry Schrag's website at www.perryschrag.org for more information, or contact him directly at 972-625-7104. He's happy to meet face to face with those who would like to visit with him.

**** Early voting began on April 17th and ends on April 30th. Election day is Saturday, May 4th, 2002. Please go out and vote!**

Board Members Report

Traffic Update by Perry Schrag

In the last newsletter, I gave a quick overview of what so far had happened to address traffic issues here in Ridgepointe. That led to a handful of other questions. I really wish I had more details to share, but I hope I'll have more by the next newsletter.

1. **Q:** When is Standridge scheduled to become a through street to the north?
A: Although Standridge is shown on the city's master thoroughfare plan from 1997, there are no current plans to extend it. There are no projects up north that require it's extension and even if a decision to extend it were made this year, it would be several years before financing, paperwork, etc. were in place before construction could start.
2. **Q:** When is main street going to be widened?
A: This is a state, not a city project. The best commitment I can get from anyone (state or city official) is a start date sometime in 2003 /2005. (really narrows it down, huh?) I understand from our local officials there is to be another meeting with the state some time in April. Hopefully we will

have better details by the next newsletter.

3. **Q:** When will construction on 121 start, and how long will it take?
A: According to the Denton county website, (www.website_link.com) the start date is still listed as 2003 with completion in 2006. There is no mention about where or which part of 121 is to be first to undergo construction. One thing is for sure, regardless where construction starts it's going to be a mess. I think the dates listed on the website are optimistic since all of the land needed hasn't been acquired yet - namely the Maharishi tract.

Some have continued to ask what we can do about speeders and traffic cutting through our neighborhood. Unfortunately, we really cannot stop anyone from cutting through the subdivision. The streets are public; anyone with a legal vehicle may drive on them. I don't have any solutions to suggest for speeding or cutting through, but it will take us getting involved as a community. The police department and other city officials are willing meet with us to try and come up with a solution, but I don't want to ask them to meet with us and have only one or two residents show up. So, if you have any interest in getting involved in this, please contact me. You may email me directly at pschrag@sbcglobal.net or you may also send a message by going to our website www.rphoa.org which, by the way, is being maintained by Alan Breese who is doing a great job of keeping the site current.

ANNOUNCEMENTS

- 1) **The Next Annual Meeting** will be in July. Details to follow soon.
- 2) **National Night Out** will be in August. Watch for more details!
- 3) The **Treasurer position** of the RPHOA will expire in June 2002. If anyone is interested in applying for this position, please contact a member of the RPHOA. You can also send an email by visiting our website at www.rphoa.org or leave a message on the message line.

GET INVOLVED IN YOUR COMMUNITY!!!

Board Members Report

TREASURER'S REPORT

I want to thank everyone for continuing to be up to date with their dues. This makes my job as treasurer and member of the board so much easier! And I absolutely hate calling people and asking them to make their payments. Thank you!!!!

I am hoping that we can offer the discount at least one more time this year. Just remember to get your payment in by July 15 so that you will receive it! The invoices will be sent out on June 1st, so you have plenty of time to get your payment in on time.

That's about it...the board continually looks for ways to keep our costs down so that we can have fun and not increase the dues. Feel free to share your comments on this.

Lorna Greenlee

PRESIDENT'S REPORT

I would like to give a special thanks to the Ridgpointe Volunteer Fire Department. Mike Juliana and Logan Brown extinguished a grass fire on Newport Drive. The fire was the result of a prankster with fireworks.

With the growing traffic, both foot and vehicle, we should all act as parents to our young citizens. Note I stated "as parents" and not policemen. Confrontation with individuals or their parents could be a pound of prevention to ward off a ton of trouble later.

On the same page too, let us be ready to acknowledge achievements and positive actions of our young citizens.

The board has yet to review the proposed changes to our By-Laws, CCR's and Articles of Incorp. That is scheduled to take place this month. We will then have an attorney review to insure that we are acting in good faith, honesty and being legal. Next is up to the residents to vote to accept or reject the proposals. Hopefully that will take place prior to the 2002 annual meeting.

The best in 2002 to all of our residents of Ridgpointe.

Andy Blake, a Ridgpointe homeowner

Landscape Update

By Tom Blattner

Spring flowers have been planted in the median at the Ridgpointe Drive entrance. Flowers have also been added to the Daily entrance. Bushes and perennials have been added to "jazz it up" and to prevent the areas from looking so barren during the cold season. Additional plantings have been added to the flower bed south of Ridgpointe Drive.

Terry Covington brought in mulch and did the back breaking work of removing the clay. Thank you !!

KC Landscaping has been awarded the maintenance contract for 2002. Flower beds will continue to be maintained by Landscape Committee volunteers.

Please help us maintain the wall by removing weeds growing in and around the wall and alley. A little maintenance now can add years to the structure.

Please refrain from putting signs at the entrances. Ridgpointe 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.

OTHER NEIGHBORLY NEWS.....

Be kind to your neighbors! We have heard reports of folks receiving each others mail. Please be courteous and hand deliver your neighbors mail. Some folks are putting it back in the outgoing box for redelivery or worse, tossing it in the trash. If you were the one expecting an important piece of mail, you would probably not appreciate this. This is not only the neighborly thing to do but offers you the opportunity to meet a neighbor you don't already know! Thank you!



These persons will be missed:
Christopher & Lynn Zieschang

A warm welcome to our new homeowners:
Jose & Sandra Perez

On a sad note, former resident Robert Beckham passed away in October. We welcome his daughter Julie into our neighborhood.

CRIME WATCH

by Charlie Caldwell

Our crime watch does work! Thanks to one of our residents, we were able to apprehend the individuals responsible for stealing the wreaths from our wall.

The police department has reminded us to keep our vehicles locked when unattended and not to leave items out in plain sight (CD's, cell phones, money, etc.)

Keep garage doors shut and lock your homes. Most crimes that occur are 'Crimes of Opportunity'. If you witness or are the victim of a crime, please call the police first and your Block Captain second.

The Block Captain's are:

Cape Cod:

Charles/Barbara Caldwell—972-625-6237
Perry/Kim Schrag—972-625-7104

Boca Raton:

Andy Blake—972-625-2729

Sarasota:

Pete/Lorraine Sullivan—972-625-8872

Newport

David/Susie Thornburg—972-624-0119

Biscayne:

Martha Holcomb—972-625-9756
Jan/Jeff Porter—972-624-8872

Ridgepointe:

Tom/Carolyn Blattner—972-625-5424
Sheila Arceneaux—972-370-0153

Ridgepointe/Standridge

Shawn Russe—972-625-2952

If you are interested in volunteering in Crime Watch, please call Charlie Caldwell at 972-625-6237 or email at ccald1514@msn.com.

FYI...National Night Out details coming soon!

COMPLIANCE

by Alan Ladd

Just a few words from compliance. In case no has noticed spring is here! This combined with the heavy rains has some interesting weeds popping up all over. So if you forgot the pre-emergent (not that seemed to help this year) its time to find a good weed killer before they take over your yard. Also be sure that the flowerbeds are weeded regular. Plus don't forget the rear of your home many of us need to take a look at the other side of the fence in the alley. All of these things when in good order not only help maintain the esthetic value of Ridgepointe but also they help maintain our financial investment.

Vehicle parking: please be aware that while our homeowners covenant is fairly liberal, it is very clear on vehicles parked on property. RV's, trailers must be parked where they can not be seen from the street or alley. A RV parked in an open driveway is not permitted. Also RV's, trailers, boats etc., are not permitted to be parked on streets by the covenant and this is also not permitted according to City ordinances. Also clearly prohibited by the RHOA convent is an inoperable vehicle being parked in driveways or in grass. This is not permitted. If you have a vehicle that is inoperable, it

must be parked in your garage or you're in violation. Definition of inoperable can be, not currently licensed, flat tires to engine not running or missing. The focus here isn't to penalize the do it yourselfer that does their own vehicle maintenance. But this is to control the junkyard syndrome. So if you have a project car that is a continual project please be sure it's in the garage.

One final note, the landscape committee has done an excellent job of keeping the entrances to Ridgepointe maintained, manicured and beautifully landscaped. Let us all help out by keeping our homes and yards in an equally maintained manicured condition. This is one way that we all can work together to maintain our mutual investments.

HOLIDAY DECORATING CONTEST



..... AND THE WINNERS ARE:

We extend a hearty but tardy congratulations to 3 families who were awarded winners of the RPHOA holiday decorating contest. You may have noticed the lovely signs posted in their yards in January. Thanks to Barbara & Charlie Caldwell for organizing this activity, making the signs and coordinating the votes for the winners. Next year we plan to have the residents vote so start planning now for your awesome holiday decorations!

First Place—Mark & Marsha Cox
4620 Sarasota

Second Place—Terry & Melanie Covington
4300 Biscayne

Most Original—Tom & Carolyn Blattner
4536 Ridgepointe

Thanks to all that participated!

RIDGEPOINTE HOMEOWNERS ASSOCIATION CONTACT INFO:

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