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# THE VOICE

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Volume 5, Issue 2

Ridgepointe Homeowners Association Newsletter

October, 2002

## In the News — in and around our city—The Colony.....

### ***City Council Report by Perry Schrag***

*One thing we have heard is citizens want to be more informed and have better communications with the council and city staff. The following is a summary of items regarding the city that was put together by our City Manager Dale Cheatham. We plan to have at least a quarterly report to help provide an overview of things happening here in The Colony. I hope you find our first council report helpful. Please don't hesitate to contact me should you have any questions. I can be reached at 972-625-7104.*

Earlier this year the City conducted a citywide survey to assess the needs and desires of its customers. There was a great deal of valuable feedback from the survey. Citizens indicated they wanted to see improvements in several areas including streets and beautification.

The City Council took this feedback to heart and there are several items in the FY 02-03 budget that will help the City make improvements, including the following:

- **Reconstruct Paige Road from SH 121 to South Colony** – The Council has awarded the contract. The project is expected to take 16 months and should be completed by the end of 2003
- **Eastvale** – The Council recently awarded a contract to improve streets, drainage and water lines in Eastvale. This project should begin in October and take about 7 months to complete.
- **South Colony** – The Council is considering awarding an engineering contract to reconstruct South Colony from FM 423 to Paige road in the next few months and tentative plans are to begin in 2003. (This has not been finalized until Council awards the contract.)
- **North Colony** – The Council is considering major repairs to North Colony for 2003.
- **Residential Streets** – In the next few months the Council is expected to award an engineering contract to provide design service to reconstruct several residential streets in the worst condition.
- **Sidewalks, Wheel Chair Ramps and Alleys** – The Council has tentatively approved \$750,000 from the recent debt issuance for reconstruction and repair of these items. This will not allow the City to fix all the problems, but will reduce part of the backlog.
- **Beautification, Landscaping and Signage** – The Council has tentatively approved funds to help improve the appearance of the City. A final action list has not yet been finalized.
- **Street Repairs** - The Council authorized three new positions in the budget for street repairs and increased the funding.
- **Signage** - The Council authorized a sign technician in the budget, which should allow the City to more aggressively change faded signs as well as stripe and button streets.
- **Five Star Community Complex** is progressing as planned and is expected to open in the fall of 2003.
- **Spray Park** - The Council has tentatively approved adding a Spray Park to the Aquatic Center on North Colony for the summer of 2003.

In addition to taking steps to improve streets and the appearance of the City, City Staff is increasing the emphasis on customer service. The Council recently authorized programs that allow customers to pay utility bills on-line as well as the ability to send questions and comments to City officials on-line. Customers with questions or comments will receive a tracking number and status updates via e-mail. These services can be accessed at: [www.ci.the-colony.tx.us](http://www.ci.the-colony.tx.us) Customers who do not have access to the Internet can call City Hall at 972-625-1756 and a staff member will log the appropriate information into the system to allow City officials to better track customer issues.

The Mayor and City Council will continue to listen to the residents for needs and priorities so that The Colony will be a community that we can all be proud to call home.

### **Bernetta Henville-Shannon, Mayor**

John Gordon, Council Member Place 1 Lewis Jue, Council Member Place 2  
Joseph McCourry, Council Member Place 3 Lynda Bayliss, Council Member Place 4  
Perry Schrag, Council Member Place 5 Joel Marks, Council Member Place 6

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# In the News –

## Board Members Report

### PRESIDENT’S CORNER “Jumping in With Both Feet”

At the RPHOA annual meeting in July, we received the unfortunate information that our President, neighbor and all around good guy, Andy Blake, was relocating back to California. Our loss is their gain as I am sure he and Frankie will make wonderful contributions in their “new” location.

The homeowner’s Board of Directors created a nominating committee and sought volunteers to fill several vacancies. They met on August 14, 2002 and a new President was selected, filling the unexpired term vacated by Andy. How the new volunteer ended up being President is still a mystery to me. Picture the old movie when volunteers are asked to take a step forward and everyone takes one step back, thus leaving the rookie to magnanimously volunteer.

The first order of business is to formally introduce myself to you.

Name: Cami Sandifer  
Address: 4305 Biscayne  
Spouse: Larry  
Children: Caitlin – TCHS Junior  
Lindsey – Heritage Middle School, 7<sup>th</sup> grade  
Nick – Age 24, lives in east Texas

Larry and I are both police officers. He is with Farmers Branch Police Department and I work for the Denton County District Attorney. I am active in the Denton Republican Women’s Club, mentor children at Tomas Rivera Elementary School in Denton and serve on the Board of Directors for the Texas District and County Attorney’s Association and The Colony High School Cheerleading Booster Club. I also volunteer for fundraising events for the Denton County Children’s Advocacy Center and instruct at some of the area Citizen Police Academies. We are members of First Baptist Church.

Our family has only been in Ridgepointe for 18 months but we are not new to The Colony. I was a police officer here from 1983 to 1992 and we lived in another local neighborhood until moving to Ridgepointe in 2001. Ironically, we seriously looked at a house on Standridge in 1996 but chose to remodel what we had. When house hunting in 2001, we never considered leaving The Colony and gravitated back to Ridgepointe. We feel blessed being here and sharing life with the wonderful neighbors around us.

I don’t have to tell you how great it is to live here – you know it first hand! What sets this neighborhood apart is the commitment of the homeowners to welcome newcomers, participate in local events and maintain their property. During my tenure, I hope you will join me in keeping those commitments a priority. Jump in with both feet, make Ridgepointe your “Home Sweet Home”.

Cami Sandifer

## Landscape Update

By Tom Blattner

In the spirit of patriotism, many of our neighbors are proudly displaying the American Flag. Please check out the following website to insure you are displaying your flag properly: [www.usflag.org/flag.etiquette.html](http://www.usflag.org/flag.etiquette.html)

Safety concern!! Speed limit in the alleys is 10 mph. Please do not put our children's safety, or yours, at risk by excessive speed. The board is considering buying "Children at Play, 10 MPH Limit:" signs. Please e-mail Tom Blattner at [tomb1@airmail.net](mailto:tomb1@airmail.net) or 972-625-5424 or RHOA if you would allow a sign on your fence. We would like to especially target corner homes. And ideally have 10 homeowners give permission for signs. Signs will be esthetically pleasing.

Annual flowers will be replaced with pansies and kale after the 1st freeze. Thanks to Terry Covington, the clay has been removed and replaced with mulch, making this job much easier. We are obtaining bids to add soft lighting to trees between Ridgepointe Drive and Daily.

Now that our homes are getting older, we need to start thinking about the fun job of painting our homes.

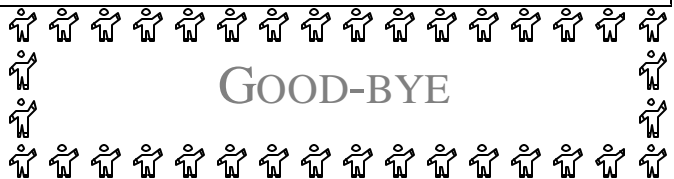
### TREASURER’S REPORT

Well – the time of the discount on dues has come to an end. We have depleted the Reserve Account to the agreed upon amount, so we will now go back to our regular amount for dues (\$67.50 bi-annually) starting in January. If you have any questions about this, please contact me at 972-625-1036.

At our meeting in November, we will be working on our budget for 2003. If you have anything that should be brought to our attention, please let us know as soon as possible. It is our goal to represent you, our neighbors and members, as well as possible!

A big thank-you again to all – dues are current and up to date! Let’s keep it that way. The 3<sup>rd</sup> quarter financial statement is attached for your review.

Lorna Greenlee



We will miss Andy & Frankie Blake who are leaving The Colony for sunny California. We wish you all the best. You will be missed!

# CRIME WATCH *by Charlie Caldwell*

**The success of our Neighborhood Crime Watch Program depends on YOU...watch out for each other and report suspicious persons or activity.**

**How to report criminal activity to the Committee?**  
After notifying the Police Department it is vital to report all information to your Block Captain in a timely manner so the entire community can be notified. Information and communication are our best defenses against criminal activity. **“The success of our Neighborhood Watch Program depends on you”!**

Report any emergency to 911. Non-emergency calls should be made to 972-625-1887.

- Your Block Captains are:**
- Charlie & Barb Caldwell Cape Cod Drive 972-625-6237
  - Perry & Kim Schrag Cape Cod Drive 972-625-7104
  - Martha Holcomb Biscayne Drive 972-625-9756
  - Larry & Cami Sandifer Biscayne Drive 972-625-4053
  - David & Susie Thornburg Newport Drive 972-624-0119
  - Shawn Ruse Standridge Drive 972-625-2952
  - Tom Blattner Ridgpointe Drive 972-625-5424
  - Sheila Arceneaux Ridgpointe Drive 972-370-0153
  - Pete & Lorraine Sullivan Sarasota Drive 972-624-8872

**What is suspicious?**  
Anything in your neighborhood that appears “out of place” or is happening at an unusual time may mean criminal activity.

- What information does the Police Department need?**
- What happened, where, when and was anyone injured?
  - Vehicle description, license number, color, make, model and anything particular such as a broken tail light, decals, etc. Also note the direction of travel.
  - Suspects: sex, race, age, clothing, height, weight and anything particular, tattoos, long hair, glasses, etc.

**What do criminals look for?**  
Criminals are looking for the perfect environment; darkness, ability to go unnoticed and opportunity. The dark alleys of Ridgpointe provide the “Perfect” environment for this criminal activity.

As we drive through the neighborhood we are amazed at the darkness in the alleys, not to mention the opened garage doors late into the night. This provides an opportunity for criminal activity. One inexpensive thing you can do to deter criminal activity is to install motion sensor lights for your back entry doors and double check your garage doors before you go to bed. (By the way, if you are one of the people I have woken up in the wee hours of the night letting you know your garage is open. I am sorry, but I believe you would rather receive a

reminder call from me than an intruder with other intentions). Be a good neighbor, if you notice your neighbor has left his or her door opened, give them a reminder call. I am sure they will appreciate your concern. on your own block

**DO YOU KNOW YOUR NEIGHBORS?**  
Do you know your Neighbors and how to reach them should you need to? This is a little grid that will help you

	You are Here	

As always, our goal is to keep everyone as informed as possible to provide a safe neighborhood to live.

**Do you want to be part of Crime Watch?**  
We need 2 volunteers for Boca Raton and 1 for Standridge, if you are interested in being a part of the Crime Watch Committee, please let one of us know. FYI, you don't have to live on the block to be the captain.

Just a reminder as we approach the holiday season, don't keep valuables in your vehicle, and always keep your vehicle locked. If you must keep any items in your vehicle, put them out of sight. As some of you know, it doesn't take long for someone to break the window in your vehicle to remove your stereo, cds, cell phone or any other items of value.

**GET INVOLVED IN YOUR COMMUNITY!!!**

## ANNOUNCEMENTS

- Annual BBQ has been moved to the spring. Anyone interested in volunteering, please contact Tom Blattner @ 972-625-5424 or tomb1@airmail.net..
- Get ready for the annual Holiday decorating contest! Voting will be held from December 9-13 so get the creative juices going! Residents will cast their votes by calling the Ridgpointe HOA message line. Awards will be given for 1st place, 2nd place and most original.

## COMPLIANCE

by Alan Ladd

Please remember that the compliance committee is a volunteer extension of the volunteer board of the RPHOA. We are not the police, city inspections dept. Our duties are to remind us all of the guidelines of the restriction's clause of our homeowner's covenants that we all signed before closing on our homes. Just as the city has ordinances to assure a minimum of standards. The RPHOA has restrictions for usage. These restrictions are sometimes redundant of City ordinances and sometimes are more precise. The reason for being more precise is to maintain a standard for the neighborhood.

Since one of the things that the compliance committee sends notices on is pertaining to our yards and their upkeep, I asked my wife to write a few words on the matter. She produces a cable show for the Plano/Richardson local origination channels which addresses local gardening needs. The following are tips she has learned.

### "Xeriscaping: A 7 Step Program for Landscapes With Drinking Problems"

Don't be intimidated by the fancy terminology! Xeriscaping, from the Greek word 'xeros' for 'dry,' is the creation of a garden that uses less water than traditional landscaping. Choosing plants that are drought – tolerant means less money thrown away on water bills. Actually, most plants are fairly successful without continual watering and may only need water every 4 to 6 weeks. Over-watering occurs because many of us have automatic sprinkler systems on a schedule. Our lawns only need approximately 1" to 1-1/2 " per week, not per day. Allow the soil to become completely dry before watering. Over-watering may produce a shallow root system on your lawn as well. Here are some steps to help you save water and money!

1. **Planning & Design** Consider soil and light conditions, drainage, which existing plants you plan to keep, maintenance level desired, plant and color preferences, and your budget.
2. **Soil improvements** Mix compost or peat moss into the soil before planting to help the soil retain water. If your yard is sloped, reduce water run-off with terraces and retaining walls.
3. **Practical lawns** Limit the amount of area devoted to grass. Plant groundcovers or add hard surface areas like patios, decks or walkways. When replanting lawn areas, use drought-tolerant grass seed mixes.
4. **Plant selection** Choose from among the many types of low -water-using trees, shrubs, flowers and groundcovers. Many need watering only in the first year or two after planting.
5. **Efficient irrigation** Install drip or trickle irrigation systems for those areas that need watering. These systems use water efficiently and are available from commercial garden centers.
6. **Effective use of mulches.** Use a bunch of mulch! Cypress mulch is my favorite because it stays where you put it. You won't have to replenish as much. Mulch keeps soil moist, smothers weeds and prevents erosion.
7. **Regular maintenance** Properly timed pruning, fertilizing, pest control and weeding will preserve your landscape's beauty and water efficiency.

(Commercial Break)

Ok, this might sound like a commercial but it's only a suggestion! North Haven Gardens in North Dallas, ([www.nhg.com](http://www.nhg.com)) has the best qualified staff to answer questions you might have regarding drought resistant plants. They also have organic gardening materials that are unbelievable! My husband hates the smell but fertilizer like Green Sense works wonders on the plants. Don't ask what's in it! Also, the website has seasonal tips.

### City Ordinance reminder:

Sec. 12-24. Residence collection procedure generally. The following waste collection requirements shall be applicable to residences within the city:

- (1) Alley pickup shall be provided for all residential customers who can be served by alley collection. In the event that a residence is not located adjacent to any alley, curb side service shall be provided. Customers shall place solid waste for collection in the city's right-of-way, but not on, the alley pavement or, if curb service is provided, behind the curb and within four (4) feet of the street.
- (2) Customers shall place all such waste out for collection by 7:00 a.m., on their designated collection days, but shall not place such waste out for collection more than twelve (12) hours prior to the date of collection. The city shall not be responsible for missed collection service if the customer places waste out for collection after 7:00 a.m., on their designated collection days or prior to 7:00 p.m. the day before a collection day.
- (3) Customers shall use polycart containers for garbage. Customers may use plastic bags or other disposable containers for loose rubbish. All containers shall maintain their integrity during the collection process. Customers shall not use reusable containers which will require the city to return containers after collection. Loose rubbish such as newspapers or tree limbs shall be bundled. All putrescible matter must be inside the polycart container. The loaded weight of each individual bag or bundle shall not exceed thirty (30) pounds.
- (4) All garbage, rubbish and bulky items set out for pickup at a residence shall be collected at least one (1) day each week; provided, however, that the following shall not be collected:
  - a. Concrete, sand, gravel and dirt, and construction debris left over from construction, remodeling, repair, demolition or landscape work.
  - b. Tree, shrub or brush trimmings which exceed four (4) feet in length.
  - c. Automobile parts.
  - d. Hazardous wastes.
  - e. Dead animals or stable matter. (Ord. No. 183, § 4, 11-16-81; Ord. No. 822, § 1C.2, 4-17-95; Ord. No. 97-994, § 1, 9-8-97) Sec. 12-26. Location of containers.

Containers shall not be stored at curbside. All containers shall be returned to a sight immediately adjacent to the residence or inside a storage area at the residence within twenty-four (24) hours after scheduled pick-up. (Ord. No. 16, § 5(D), (E), 8-1-77; Ord. No. 97-994, § 1, 9-8-97)

### RIDGEPOINTE HOMEOWNERS ASSOCIATION CONTACT INFO:

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The Colony, TX 75056  
Phone: (972) 390-0641  
Website: [www.rphoa.org](http://www.rphoa.org)*