

THE VOICE



Special Interest Articles:

- Christmas Decorating Contest
- City Parade and Tree Lighting
- Traffic Issues...Annual Meeting

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Mayor Dillard Addresses RPHOA

Dear Ridgepointe Homeowners Association:

I would first like to say a big THANK YOU for the support you gave to me through the very long election season. Many of you offered encouragement, kind words, and physical labor to make this campaign a success. I truly appreciate you and value the friendships that have been established. In the course of the last six months, I have become more acquainted with all areas of the city and recognize that there are problems specific to each. Ridgepointe is still

dealing with traffic safety issues and those are already being addressed by the police department. There have been stepped up patrols along Standridge to monitor speeding and hopefully that will caution those using this route to be more aware of the neighborhood, children, and pedestrian traffic. Please let me know of other specific needs or issues that you may feel are important. I have recently had my first meeting with city staff and there are a number of exciting things The Colony can look forward to seeing come to pass in the near future.

We have all waited for the grand opening of the 5 Star Complex and I believe we will be quite pleased with that facility and the positive impact it will be for The Colony and the draw it will be for the area.

As I start this term, it is my hope to meet with specific areas of the city periodically to get their input and concerns. Please let me hear from you as to the things that are important to you.

Sincerely,

John Dillard
Mayor, The Colony

From the Prez

by Cami Sandifer

The Holidays are upon us and it's beginning to look a lot like....the start of another busy New Year. Between homework, soccer, football, cheerleading and scouts it is hard to find a few extra minutes, especially after a long day at work. However, a few minutes are all it will take to look around at your neighbors and reach out to them. Many of you are new to Ridgepointe and don't share the history of building this neighborhood from scratch but that shouldn't keep you from building relationships for our future. I encourage you to make it

your personal goal for 2004 to met two different families in the neighborhood. Striving for this goal will create a sense of community and cohesion that will benefit all of us.

Ridgepointe has seen several old friends move on this past year an we have welcomed many new families into our little section of The Colony. Our homeowner's association has also had some changes, including new bylaws, new faces and new officers. Along with welcoming the New Year, we welcome newly

appointed RHPOA President Alan Ladd to our Board. Alan has been active in the neighborhood for many years and volunteered for the board when Jeff Porter stepped down. I am confident he will lead us well.

Our area is rapidly growing and changing. There are new roads being planned and old roads being expanded. Some say we've grown too fast, some say not fast enough, regardless of which opinion you share, decisions will be made by our city in the future that will affect us. Together we form a formidable voice. "United we stand divided we fall."



Treasurer's Report

by Lorna Greenlee

Overall our finances have been good. There have been no unexpected repairs or expenses to come out of our budget this year.

As for dues, we only have two homeowners that are a year past due. One has contacted us to work out a payment plan, the other needs to ASAP! If they do not contact us to work out a solution, the next step will be filing in small claims court for the dues owed, plus any court fees associated with the collection. I realize that this has been a tough year for a number of us due to the economy, but the homeowners dues are still an obligation that

we have. If there is a problem, please contact me and we'll work something out.

I've been asked why we still have a reserve fund and the CD that accrues interest for us. The amount is less than half of our annual budget, and the board feels that keeping the amount in the reserve and the CD will eliminate any need for an added assessment for an unexpected cost or repair. Our CCR's & By Laws allow us to charge for 'special assessments' if necessary in this instance, but we would rather try to keep our dues at their current rate of \$135/year and not have the need for other assessments.

At our board meeting this month, it was decided that our dues would remain the same for the time being. We will have to add some cost for insurance for a portion of the wall that is on common property and not city owned, but hopefully it won't increase by too much. We'll keep you posted on this.

Guess that's about it on the money front. If anyone has questions, you can reach me at lornagr1@comcast.net or 972-625-1036.

Lorna Greenlee
Treasurer

Ridgepointe Resident Named First Team All-District Pitcher, Invited to Texas Rangers Game Tryouts

Zach Ashwood, son of Bill and Beverly Ashwood on Ridgepointe Drive was recently named to the 7-5A Baseball First Team All-District as a pitcher. He was also named Honorable Mention to the Denton County All-Area Team. He plays baseball at The Colony High School and is a senior. Zach is a left-handed pitcher and plays first base and left field.

This summer, Zach had the honor to play with the Ft. Worth Blackhawks baseball team in the RBI League. At the beginning of the season goals were set for the team by the coaches and the players. Their first goal was to play against the top competition available and to exhibit their playing skills to colleges and professional scouts. Their

second goal was to win first place in the RBI League. Their third goal was to represent Texas at the Regional Tournament in Anaheim, CA. and to advance to the finals and play at Edison Field, home to the California Angels, and win the tournament. Their fourth goal was to advance to the RBI World Series in Houston, TX. and play in the finals at Minute Maid Park, home to the Houston Astros and win the series. The Blackhawks achieved their goals except for the last part of their fourth goal. They lost in the finals 7-2 to Los Angeles.

Zach's summer record was 6 wins and 2 losses and his ERA was 1.89 and he had 53 strikeouts in 40 innings. Zach

also batted .469 for the summer.

Zach was also invited by Randy Taylor, Texas Rangers Scout, to attend the Area Code Games tryouts which were held at the University of Houston.

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WORD SEARCH



CAPE COD
 RIDGEPOINTE
 SARASOTA
 BOCA RATON
 BISCAYNE
 NEWPORT
 THE COLONY
 COUGARS

Crimewatch

by Charles Caldwell

HOLIDAY SAFETY

During one of the highest crime times of the year, please take the following precautions to ensure the safety of you and your family:

Before You Shop

- * Avoid carrying a purse. Use a fanny pack or deep pockets in clothing to carry what you need
- * Carry small amounts of cash
- * Carry your keys, cash and credit cards separate from each other
- * Be extremely careful using ATM machines. Use them in populated places and be constantly paying attention to what's going on around you
- * If you're not sure a shopping bag will be available to you, take one of your own to the mall. Consolidate as many packages as possible

While Shopping

- * If you have to carry a purse, carry it close to your body and always zipped
- * Park strategically--close to the mall is optimum. Park in well-lit areas. Never park next to a van
- * Know exactly where you park your car. Make a mental note or write it down so you will know exactly where to go when you leave the mall

After Shopping

- * Leave the mall well before closing time. This way, there is greater assurance you will walk out with other people. There is safety in numbers
- * Avoid shopping until you are exhausted. You are more alert when you are less tired

- * When hurried or in a crowded shop, make sure you get all forms of I.D. and credit cards returned to you before leaving
- * Use an escort or mall security if you have too many packages or if you are leaving the mall after closing
- * Check underneath your car as you approach it. This is a common ploy of criminals in mall parking lots and they will take you by surprise
- * When going from mall to mall, keep your packages stored out of sight in the trunk of your car.

At Home

- * Keep gifts hidden from view through outside windows
- * After opening gifts, break down cardboard boxes of expensive

electronics and fancy stores and put them in plastic bags to hide the fact you have valuable items in your home

Most importantly, heighten your awareness to make this a safe and happy holiday season!



Compliance

by Alan Ladd

Compliance Committee Notes:

A **BIG THANK YOU** to everyone who helps makes the committee's tasks fairly simple. If you've driven down Main Street lately you've probably noticed that the brick wall is finally fixed. What an ordeal! Again, thanks to the diligence and excellent record keeping of our Homeowners Association the problem was solved.

Home Tips:

Speaking of walls, it may be time to take a look at our own home exteriors. Many of our homes are approaching 10 years old. Many of our homes are in need of exterior wood trim painting. The committee regularly patrols the neighborhood and it is becoming more evident that many of the Ridgepointe homes are in need of a good coat of paint. If your home is over five years old or you haven't painted in five years its probable time to consider a good paint job or alternative exterior siding. This hot Texas sun really deteriorates exterior paint a lot faster than you can imagine. Keeping up the exteriors of our homes adds value to our investment.

Roof Damage:

Don't forget to check the roof! The spring storms affected many roofs in Ridgepointe. If you haven't already done so, have some professional roofers check it out. We had hail damage and would never have known except for the roofer that came to patch some loose shingles. Contact your insurance company and/or a reputable roofer. If you do check with a roofer be sure to check the BBB to assure that the roofer is reputable.

Reminders: Any structure changes must be approved by the architecture committee.

Use restrictions outlined in the RHOA's bylaws:

Section 9. Parking. No vehicles, trailers, implements or apparatus may be driven on parked in the Common Maintenance Area or on any easement. Parking of any vehicles in yards front, back or side is prohibited unless

already outlined in other sections. Vehicles are prohibited from parking on non-paved areas.

Section 19 Grass and Weeds.

Yards shall be maintained in such away that promotes the standards of the Association. Beds to be cleaned of all weeds. Grass to be maintained below 6 inches. Yards are to be made up of typically available and accepted grass types. Edges between grass and other medium shall be trimmed and/or edged. Regular seasonal lawn care shall be maintained. IE: fertilized, watered, weeded, mowed and trimmed. Other vegetation shall be properly trimmed and maintained. Upon failure to maintain any Lot, the Declarant or the Association may, at its option, have the grass, weeds and vegetation cut as often as necessary in its judgment, and the owner of such property shall be obligated, when presented with an itemized statement, to reimburse said Declarant or Association for the cost of such work.

Section 18. Seasonal Decorations. Outdoor seasonal decorations must be in working order, good repair, and shall not become a fire hazard or threaten public safety. Decorations will be set up and taken down in a timely manner

Section 21 Single-Family Use. Each residence may be occupied by only one (1) family consisting of persons related by blood, adoption, or marriage or no more than two (2) unrelated persons living together as a single house keeping unit. This Section does not prohibit occupancy of the residence by household servants along with the permitted occupants described in this Section.

Alan Ladd
Compliance Chairman

New Additions

Zachary Hayden Schrag

Born: August 7, 2003
Weight: 7 lbs 1 oz
Length: 19 inches
Parents: Perry & Kim Schrag, Cape Cod

Brother: Alex Schrag

Elijah Rain Neal

Born: August 22, 2003
Weight: 6 lbs 3 oz
Length: 18.5 inches
Parents: Rob and Sandi Neal

(Stepdaughter of Don and Lorna Greenlee)

Annual Meeting / National Night Out/Bar-B-Q

We had our Annual Meeting/ National Night Out/Bar-B-Q on July 19, 2003. It was a wonderful opportunity to get together with our neighbors and take care of some business issues.

The homeowners approved the changes to the "By Laws" and "CCR's". They will replace the old ones as soon as the new ones are filed with the county. We also elected a new board member, Alan Ladd to replace Jeff Porter, who stepped down after faithfully serving on the Board for several years.

Our city Councilman, Perry Schrag spoke with the homeowners about what was happening in The Colony.



Perry Schrag speaks to the residents at the RPHOA Annual Meeting & BBQ

Charlie Caldwell, Crimewatch Chairman, gave away 10 motion detectors in a raffle. The lucky winners were: Jerry Graham, Curtis Spathias, John Kirkpatrick, Jerry Esters, Alan Ladd, Shawn Russe, Alan Breese, Larry Sandifer, Leesa Cattley and Lorna Greenlee. Congratulations to all! Installation of these will certainly help light up the neighborhood and deter crime.

There was quite a bit of discussion regarding the additional thru traffic we are experiencing in our neighborhood. Alan Ladd is heading up a committee to compile information and investigate possible solutions to present to the city for assistance. If you are interested in participating on the committee or if you have any ideas or information to add please contact Alan.

With all business taken care of we adjourned and moved on to the fun stuff...the Bar-B-Q. We had lots of



Larry Sandifer and Charlie Caldwell grill at the RPHOA Annual Meeting & BBQ

great food and fun. There was a bounce house for the children, snow cones, and swimming.

Thank you to everyone who attended and participated, without you we would be "just another neighborhood".

We look forward to seeing all of you next year for an even bigger and better get together.

Holiday Decorations

Thank you to Charlie and Barbara Caldwell for hanging and maintaining our Christmas decorations. They have faithfully done so for the last 6 years. This year they were assisted by Perry Schrag. They really look Great and set such a festive mood as you drive into our neighborhood.



Speaking about Christmas Decorations!! We are having our Christmas House Decorating Contest once again!

Here is how it works; Pick one house for each of the 3 categories: Best Decorated (1st and 2nd Places) and Most Original. Last day to vote is Wednesday, December 11, 2003

Once your decisions have been made, call 972-390-0641 and leave your name and address (you can only cast one vote per

category per household) and your choices. All of the votes will be tabulated and the winners will be notified on Thursday December 12, 2003.

We have signs for each yard and \$25.00 to the 1st Place, Best Decorated!



RPHOA**Board:****President**

Alan Ladd

Vice President

Barbara Caldwell

Secretary

Cami Sandifer

Treasurer

Lorna Greenlee

Member-At-Large

Perry Schrag

We're on the Web!*See us at:***www.rphoa.org**


Calendar of Events

The Colony Plans Christmas Activities

The Colony will be holding its annual Christmas festivities on Saturday, December 6, 2003. The events begin at noon at The Colony Public Library with "Pictures with Santa". The cost is \$2.00 per photo, and the event lasts until 2:00pm.

Later that day will be the annual Christmas Parade. The parade will begin at The Colony High School at 5:45pm and will make its way north on Blair Oaks to North Colony, then west on North Colony to City Hall. The theme of the parade is "Parade of Lights", and all entries are decorated with festive holiday lights. The Grand Marshal for this year's parade is The Colony resident Torii Hunter, center fielder for the Minnesota Twins and 3-time Gold Glove winner. Entry forms for the parade can be picked up at The Colony Recreation Center.

Beginning at 6:00pm at City Hall will be the Holiday Business Expo. Local businesses will be on hand to display their services and products to the community. Come find out what great ways there are to spend your holiday shopping dollars in The Colony. The Expo runs until 8:00pm.

Immediately following the parade will be the annual Tree Lighting Ceremony at City Hall. This event begins at approximately 7:15pm, or whenever the parade is concluded. Scheduled to perform at this year's event is Kids Count, Ballet Plus and soloist Renee Caldwell. At the conclusion of the musical performances the lights on the city tree will be lit for the first time this season.

**RIDGEPOINTE HOMEOWNERS
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