



COMMUNITY NEWS

A PUBLICATION FOR RESIDENTS OF THE LAKE RIDGE COMMUNITY

APRIL 2015

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Lake Ridge Facts:

- 3,200 total acres
- Over 50 miles of street not including The Summit, The Greens, The Preserve or The Sanctuary
- 23 acres of manicured, fertilized turf not including the gated communities
- 30,000 square feet of flower bed area
- 8,200 pots of plants needed for change in seasonal plants
- 1,075 homes in the Lake Ridge community

2015 Annual Meeting Review

By Tara Powers

Annual homeowners meeting took place on Thursday March 5TH at 7pm. Thank you to all that turned out to hear about the past year.

Chad McCurdy, President of the Board, presented the agenda and reviewed the past years accomplishments of the homeowners association which included:

1. The Lake Ridge Info/Sales Center was purchased and we took possession on 12/31/2014. This Community Center will be used to house the management office as well as:
 - Host board meetings
 - Community parties
 - Private parties (birthday or graduation)
 - Community Activities such as chess groups and yoga classes
 - The lake will be available for fishing
 - And the extra office space will be leased out and used to generate additional revenue
 - We are in the process of trying to decide what to name the community center. If you have suggestions, please forward on to the board.
2. The passing of the enhancement fee --- which will be used for various projects such as:
 - Ridge View Park – Bulrush was removed--COMPLETED
 - Ridge View Park Sign was erected with a new sign--COMPLETED
 - Golden Pond – Engineer hired, soil test taken, and working on approval from TCEQ to start the bid process so the work can begin. This is a long process dealing with TCEQ.
 - Establishing a bid list to begin repairs on the community building.
 - Depending on the cost of dam repairs and office building repairs – sidewalks in Ridge View Park will begin.
 - Install fountain in the entrance pond
 - Complete the landscaping on Lake Ridge Parkway
 - Landscape Prairie View and complete landscaping on Lakeview

Board Treasurer, Bill Braas, reviewed the financials of the community. In short, with the collection of annual assessments, we are financially sound. With the enhancement fee we are able to make improvements to our community, which will help to maintain and increase our home values. For specifics from the presentation, stop by the office.

Board Member John Westmoreland reviewed the issue of wild hogs that are running in various areas of our community. The City of Cedar Hill, The Core of Engineers and Texas Wildlife Services are aware of the issue and are working diligently to try and control the situation. Traps have been set out and to date 68 hogs have been captured.

Continued on page 4

Lake Ridge Real Estate Activity

by Elaine Cook, Realtor - The Michael Group

Welcome to winter in Lake Ridge. The holidays, the daffodils, the iris's and then the snow. Sightings of pigs, coyotes, turkeys, robins and new construction. Life in Lake Ridge continues to be magnificent. Obviously I am not the only person to think so. In 2014, thirty five houses were submitted to the architectural control committee for approval with 37 buildings still in process. Improvements and additions including pools, sheds, fences, etc. totaled 86 projects. It is great to live in Lake Ridge.

Last quarter had house sales all over the spectrum. I could find no rhyme or reason to the sales, not the price, not the condition, not the view. Houses in every condition sold. Houses with great views and no views sold. Since I don't have the back stories on these houses, many of the explanations will remain hidden. Were some of the houses easier to access or were viewing conditions tough? Were some of the houses cleaner? Did some of the houses just have strange layouts? Sometimes it's just a matter of the right person seeing the right house in the right market and coming in with the right terms.

Over the last 90 days, 12 Lake Ridge houses have sold ranging in price from \$276,000 to \$850,000. Sales took from 1 day to over 400 days. Most had 4 bedrooms and 3.5 bathrooms. Smallest house was 2,765 sf and largest 9,676 sf. Interesting note, this quarter the larger houses sold for less per square foot than houses under 5,000 sq. Houses between 4-5 thousand square foot maximized the price per square foot and sold well.

Active house listings in Lake Ridge total 23, based on last quarter sales, that's about 180 days supply. With more choices, sales may take longer and sellers will need to do more to make the sale. There are buyers in the market place but both the buyers and the mortgage companies are unpredictable.

On that note, I am hearing stories about mortgage companies adding conditions after title company is expecting papers. Sometimes those are easy conditions, other times deal breakers. I recently had a 35%

down deal fall apart over cash deposit from an estate sale. I have also seen buyers come in with a great contract price and then pick a house apart with the inspection report. So remember, it is not SOLD until the check clears.

Now onto the vacants. There are 156 lots listed on MLS. Only 8 sold in the last 90 days and total of 66 in the last year. Prices ranged from \$14,000 - \$425,000 taking up to 2 years or more to sell. Since there are now builders looking for lots, we may have more activity in the short run, especially with sellers that are willing to work with builders.

All in all not bad. Lake Ridge is a great place to live and getting even better with the addition of walking/biking trails and purchase of the sales office. Today there are 37 houses in process. That is exciting! Buyers and builders are seriously looking at Lake Ridge again.

*Elaine S Cook Realtor
The Michael Group Property Mgt and Real Estate
#0478202*

ACKNOWLEDGEMENTS

Editor - Tara Power

Designer - Charlotte Brown

Copy Editing - Carolyn Rollwitz,
Communications Committee

Contributing writers – Bill Braas,
Jerry Bradford, Cedar Hill City
Services, Elaine Cook, Stacey
Copeland, Chad McCurdy, Tara
Power and John Westmoreland

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phone numbers for the Property
Owners Association of
Lake Ridge offices:

Carolyn Rollwitz - 972-299-5270

Fawn Spencer - 972-293-2243

FAX number - 972-293-7119



There's a New Kid in Town . . .

Fawn Spencer is the new
Administrative Assistant/Compliance Coordinator.

Her email is:

fspencer@cmamanagment.com

Welcome to the neighborhood Fawn!

CURRENT UPDATES ON HOME SALES IN OUR COMMUNITY:

- 39 New Homes Submitted for ACC Review
- 40 Homes Currently Under Construction
- 8 Bank Owned Properties
- 23 Homes Currently for Sale
- 213 Properties Changed Ownership in 2014
- Average Sales Price per Square Foot has Levelled Out--\$94-\$95

COVENANT ENFORCEMENT:

- 2080 letters were sent to homeowners for violations of the CC&Rs.
- Compliance – Most issued violation is lawn maintenance and lot mowing.
- ACC non-submittal
- Exterior Maintenance (roof repairs / general maintenance)
- Landscaping (edge; mow; weed; general maintenance; trim shrubs, etc.)
- Signs (commercial advertising; political)
- Vehicles (boats; trailers; RV's)
- You can view your violations and photos on the website at www.lakeridgepoa.org.

The annual voting for board members took place.

Those candidates included:

Incumbent board members Chad McCurdy, Tara Powers, Bill Braas, Nancy Durant, Bill Pierce, John Westmoreland, Jennifer Zick; New Candidate, Walter Oduk.

It was announced on Monday 3/11/15 that all incumbents were re-elected.

7th ANNUAL CHARITY GOLF TOURNAMENT

Chad updated the community on the success of the annual golf tournament and thanked all those that sponsor and volunteer: Candice McCurdy, Carol Pierce, Mary Kay Braas, Heather Gasper, Chris Bahr, Cedar Hill Police Dept., DBU Students, Canterbury School, Fire Station 214, Cedar Hill Food Pantry, Grand Prairie Food Bank, and PAWS for Reflection Ranch

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Questions & Answers from the POA of Lake Ridge

March 5, 2015 Annual Meeting

1. Is there a specific question you would like answered tonight at the Annual Meeting? If so, please write your question in the space below and return it to a staff member

Q: If the newsletter cost about \$1 per resident, is there an option to get an electronic copy?

A: Our goal is to ensure that all homeowners get a copy. Unfortunately not all homeowners have registered on the Lake Ridge website www.lakeridgepoa.org. This is an ongoing project.

Q: How can the POA acquire additional hog traps?

A: At this time we are concentrating on getting the Corp of Engineers and TWLC to place traps on their property. This is the location where the majority of the hogs live. The POA can not access this land to put in traps. If this does not impact the hog population we are considering what other options we have. We plan to do everything we can to make this a high priority with the Corp of Engineers, TWLC, and the Cities of Cedar Hill and Grand Prairie until this problem is under control

Q: Has the POA approved black chain link fencing?

A: Vinyl chain link fences is allowed in a FEW sections but not all sections in Lake Ridge. The CC&Rs state what fencing is allowed in each area. If you are considering building a fence please submit your plans to the POA office for ACC review.

Q: How can I suggest a charity for the golf tournament, such as Cedar Hill H.S. Foundation?

A: Foundation Grant applications can be requested by emailing crollwitz@cmamanagement.com

Q: Why isn't Zula B. Wylie Library Friends 501c3 not on the charity list for golf tournament?

A: Zula B. Wylie received \$2,000 from the Lake Ridge Charity Foundation in 2010 as well as computer donations. Grant applications can be requested by emailing crollwitz@cmamanagement.com.

Q: When will the Sanctuary get gates & fencing to close in the community supposed to be a gated community?

A: The developer has no plans of fencing individual properties to fence in the community. Communities are marketed as gated, not fenced. It controls automotive traffic but it is not for security.

Q: When we bought our property on Golden Pond, the salesman said that there would be a fountain installed in the pond. Is this in the plans?

A: Yes, this is one of the items that will be addressed with the Enhancement Fee. The high priority projects covered by the Enhancement Fee will be completed first.

Q: Are there any plans to raise the HOA Fee's again?

A: Not at this time. Note, we have never increased our POA fees. These have remained constant since the beginning. We did have a HOA one time special assessment and last year the enhancement fee was passed. HOA fee increases are determined based on our ability to manage and maintain the budget. As costs and expenses rise, our ability to stay within our budget becomes more and more difficult, thus creating the need to raise our annual fees. It's very important that we maintain our community to the highest standards so that we all enjoy the rewards of keeping our property values high and continue to be a destination location for new homeowners.

Continued on page 9

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Questions & Answers-Annual Meeting - continued from page 6

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
1st Letter													
ACC Violation	3	0	0	2	6	0	2	0	2	2	3	1	21
Construction	0	0	0	0	0	0	0	0	1	0	1	1	3
Covenant Violation	1	0	1	5	3	0	0	0	1	1	0	0	12
Exterior Maintenance	7	3	12	15	7	5	9	2	3	6	3	0	72
Fence Maintenance	0	1	1	9	14	0	2	0	0	0	1	0	28
Landscape	5	3	19	308	187	77	204	52	136	34	168	0	1193
Parking	0	0	0	1	4	0	0	0	0	0	0	0	5
Signs	1	1	0	3	2	1	1	1	2	1	0	0	13
Trash Removal	0	2	2	2	1	0	3	0	0	1	0	0	11
Vehicle	6	2	1	11	5	10	8	1	3	8	3	1	59
Total:	23	12	36	356	229	93	229	56	148	53	179	3	1417
2nd Letter													
ACC Violation	0	0	0	0	3	0	1	0	1	0	0	0	5
Covenant Violation	0	1	0	0	2	0	0	0	0	1	1	0	5
Exterior Maintenance	3	2	1	4	9	1	2	0	1	2	4	0	29
Fence Maintenance	0	0	1	4	1	0	2	1	0	0	0	0	9
Landscape	1	0	1	46	64	20	43	19	24	15	11	2	246
Parking	0	0	0	0	0	1	0	0	0	0	0	0	1
Signs	0	0	0	0	1	0	0	0	1	1	0	0	3
Trash Removal	0	0	0	0	0	0	0	1	0	0	1	0	2
Vehicle	2	0	0	1	0	4	6	0	2	1	0	0	16
Total:	6	3	3	55	80	26	54	21	29	20	17	2	316
Fine Notice													
ACC Violation	2	1	1	2	2	2	2	1	2	1	1	0	17
Covenant Violation	0	0	0	1	0	1	1	0	0	0	0	0	3
Exterior Maintenance	12	5	5	8	8	9	12	4	10	3	6	0	82
Fence Maintenance	3	2	0	1	2	4	6	1	2	2	1	0	24
Landscape	7	2	2	2	4	8	11	3	7	2	10	0	58
Vehicle	5	1	1	2	2	2	4	1	2	1	2	1	24
Total:	29	11	9	16	18	26	36	10	23	9	20	1	208
Postcard													
ACC Violation	0	0	0	0	0	0	1	0	0	0	0	0	1
Covenant Violation	0	0	0	0	0	0	1	0	0	1	0	1	3
Exterior Maintenance	0	0	0	0	0	0	13	1	8	2	3	1	28
Fence Maintenance	0	0	0	0	0	0	0	0	0	1	1	0	2
Landscape	0	0	0	0	1	0	42	9	13	3	15	1	84
Parking	0	0	0	0	0	0	1	0	0	0	0	0	1
Signs	0	0	0	0	0	0	2	0	2	0	0	0	4
Vehicle	0	0	0	0	0	0	5	0	4	0	5	2	16
Total:	0	0	0	0	1	0	65	10	27	7	24	5	139
Grand Total:	58	26	48	427	328	145	384	97	227	89	240	11	2080

Continued on page 9

2. What should the POA of Lake Ridge do over the next few years to improve our community?

Q: Improve the back entrance to Lake Ridge for the residents that live on south west side of the community

A: This is an area being discussed. Costs of enhancement needs to be determined and funds to be found to make the changes.

Q: More street lights throughout the neighborhoods add neighborhood watch signs throughout the neighborhood.

A: Additional lighting throughout the community is not the responsibility of the association. If your area is in a designated Crime Watch Community area and signs have not been installed, the PACT officer will to be need contacting.

Q: Strictly enforce restrictions; be bold/have vision. Stronger enforcement of minimum landscaping requirements.

A: Many large homes simply do not have enough landscape improvements. This is something to be discussed at a board meeting.

Q: Enhanced lighting & Mansfield/Lake View Enhanced Christmas Decoration @ Lake View/Mansfield.

A: The main entrance at Lake Ridge Parkway and Mansfield is the focal point of the community and at this point there is no electrical power at Lake View and Mansfield Highway.

Q: Bar ditch not draining properly on Becky Lane (immediate attention)

A: Official documents state: .5) A D.E (Drainage Easement) from 15 feet on either side of the centerline of any and all creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat is hereby dedicated to the public as an easement for drainage purposes. Property Owners are advised that they are responsible for maintenance of drainage easements on their property and may not utilize these easements for any purpose detrimental to their intended use in conjunction with the subdivision design. Prior to final plat approval, the necessity of additional drainage easements will be reviewed with the director of Public Works.

Q. Please focus on cleaning the litter throughout the public areas. It's a major eyesore & negates all the work done (i.e. landscaping) to beautify the public areas.

A. The issue of cleanliness is always on our minds. It's a problem in our community as well as the city of Cedar Hill. We are considering "adopt" a street, or area in which to rally the community to assist in cleaning our area up. Our dilemma...spending money to clean it up is a short term fix, as the next day someone else has littered, or trash has blown around, or construction sites have scattered trash. We know it's not pleasant to be driving down one of our roads and see fast food bags, or beer bottles strewn around. This is an issue for our community to get behind and hold yourself and your neighbors accountable.

Q. Restaurant, Tennis Court, create a local contractor list/website (of recommendations).

A. The website currently has a form that can be submitted to crollwitz@cmamanagement.com for submitting a contractor that a homeowner wants to recommend. However, the POA can not recommend a vendor due to liability issues.

Q. Trash collections should be uniform; some houses have 5 cars parked in the driveway.

A. There are no restrictions on how many vehicles an owner can park in their driveway. Are these from multiple renters? This is unknown by the association as to how many people are living at a resident.

Continued on page 14

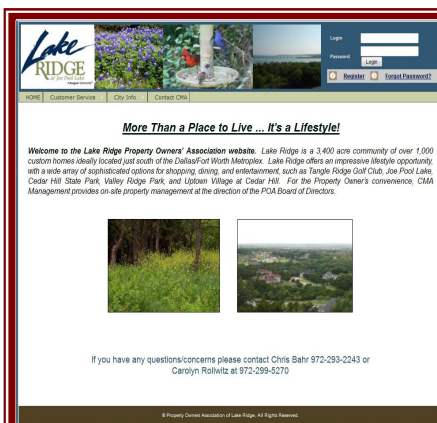
2015 Annual Meeting - Guest Speakers Q & A's

by Cedar Hill City Services

The following are questions and answers were asked during the March 5, 2015 Lake Ridge Annual Meeting.

City of Cedar Hill

- Q. Could access road from Lake Ridge Parkway to Mt. Lebanon Road be two-way to allow access back toward Cedar Hill as going the other way?**
- A. Not likely -- US 67 frontage roads are under the jurisdiction of TxDOT. Residents have asked for this in the past but TxDOT has not supported a two-way access road in this location.
- Q. Is there an opportunity to collect or receive funding from surrounding cities – Grand Prairie, Mansfield etc. to help fund roadway project? These thoroughfares are used daily by motorists from other cities.**
- A. No, but as you heard, Dallas County is participating in the funding of the new Mansfield Road. Our city has no authority to assess fees for non-Cedar Hill residents who travel on Cedar Hill streets. And some of us drive on other cities' streets, too.
- Q. Will the city add bike trails on Texas Plume (Road toward Hwy 67)?**
- A. Yes – According to page 5-19, Trails & Bikeways section of the Parks, Recreation, Trails and Open Space Visioning Master Plan, a trail is planned along Texas Plume Road connecting to Mt. Lebanon, heading north and eventually crossing US 67. (<http://cedarhilltx.com/DocumentCenter/View/16510>).
- Q. Could you improve illumination (night) at Lake View & old Mansfield Road?**
- A. Yes –As part of the improvements to Mansfield Road, there are street lights proposed throughout this roadway which will greatly enhance the lighting conditions, including this intersection.
- Q. Could the council consider a bridge/tunnel across 67 – at Lake Ridge Parkway?**
- A. Yes – A bridge with full access to US 67 is intended; however funding is not available at this time. The City is actively seeking funding. This would be a TxDOT project.
- Q. I would like to see the city pass an ordinance requiring bicyclists to use the bike pathway if available. Any hope?**
- A. Unlikely – Such traffic safety laws are under the domain of the state. Bicycles are considered vehicles in Texas and bicyclists are not required to use any lane or path other than a normal vehicular traffic lane. However, cyclists must follow the same rules of the road as cars, with a few exceptions, as designated in the Texas Transportation Code.



If you have not registered on the website please do so in order that we can include you in our email blasts with important information or announcements. Go to www.lakeridgepoa.org and on the top right side click on "REGISTER".

You will find great information on the website which includes: Property documents, committee information, city information, bill paying capabilities, violation information and much more. Also, please send an email to crollwitz@cmamanagement.com if you do not receive emails.

It has been a pleasure serving the Lakeridge community for more than 13 years. We hope to continue to serve for many years to come!"...Scott Stovall



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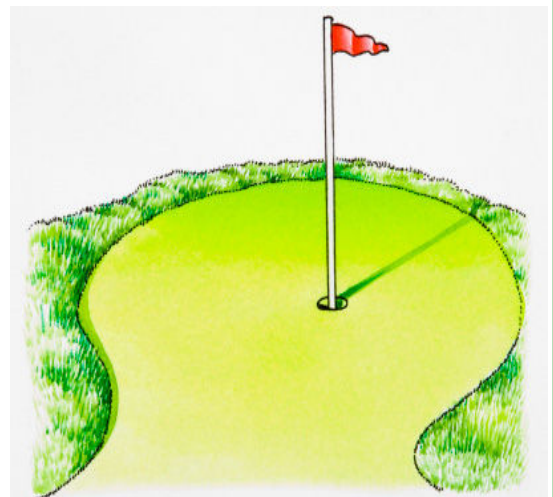
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November 7, 2015

8th Lake Ridge Charity Golf Tournament





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Q. Roads need improvement, the sewer lines were not installed properly by the developer.

A. If a homeowner is having sewer issues this would be the responsibility of the homeowner; they would need to contact the city their home is located in.

3. What would you like to suggest for the name of the community building?

Lake Ridge Clubhouse
The Point at Lake Ridge
The Point
The Cottage
Lake View Cottage
Cottage on the Pond
Pond View Cottage

Pond View Place
Lake Ridge on the Hill
Lake Ridge Clubhouse
Vista at Lake Ridge Crossing @ Lake Ridge
The Hub @ Lake Ridge
The Lake Ridge Light House
Lake Ridge HQ

4. What type of activities would you like to see take place at the community building?

The following were suggested:

Yoga Classes, Zumba, Tennis Classes, Chess Club, Neighborhood Social Event, Wine Making, Sports Main Event Parties, Confidential document shredding events, Office Space, Line Dancing, Wedding Reception Rental, Crochet Circle, Book Club, Garden Club w/Dallas County Master Gardeners, Cross Fit, and Bunco

5. If you have questions for the guest speakers that are not answered, please list those questions below.

The median running north and south thru Lake Ridge Community, (Lake Ridge Parkway) is absolutely beautiful. However, the bushy plants make it difficult to see vehicles when you pull out from Prairie View and turn north. It is hard to see cars transiting north on Lake Ridge Parkway. I wonder if people pulling out from other streets experience the same thing?


This will be investigated.



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- Lake Ridge Elementary
- PAWS for Reflection Ranch
- Cedar Hill Food Pantry
- Grand Prairie Food Bank
- Grand Prairie Pregnancy Outreach

2014 \$18,800.00 7 YEAR TOTAL \$78,514.75

Chad McCurdy, Board President, introduced the City official attending the meeting that included: Chris Parvin, Mayor Pro Tem, Greg Porter, City Manager, Jami McCain, Council Women, Leah Walker, Neighborhood Services, and Robert Woodbury, City Engineer.

CITY OF CEDAR HILL OFFICIALS SPOKE ON THE UPDATES FOR THE CITY INCLUDING:

Chris Parvin, Mayor Pro Tem,

- Updates on new businesses that will be coming into the city and Uptown Center
- He encouraged all citizens to get out and vote.

Greg Porter, City Manager

- Discussed the upcoming work on Mansfield Highway
- Porter invited all homeowners to drop by the Government Center and visit as this facility is the citizens of Cedar Hill
- Answered questions for the homeowners.

Winners of the ½ annual assessment drawing was Marvin Carlisle and the proxy winner was Brenda Conrad. The meeting was adjourned.

The board thanks all of the attendees and appreciates your feedback, participation and suggestions.

**REMINDER TO ALL ---- BOARD MEETINGS IS OPEN TO ALL COMMUNITY MEMBERS.
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Golden Pond Dam Project

by John Westmoreland

If you were at our Special Meeting where we discussed upcoming projects that are needed in Lake Ridge, you may remember the Dam project we discussed. This dam is located just south of the pond behind our Lake Ridge office building. The pond the dam holds, is off Golden Pond Drive and can be seen from Lake View Drive.

For several years, we and the agency that watches dams (must be a real exciting job?) have taken note that some of the dirt on the back side of the dam has slid down and is causing a noticeable depression.

Lake Ridge was contacted by those dam watchers and notified us that this must be fixed before it becomes a problem. We have currently hired a professional engineer who is directing the exploration of this issue and developing a solution. He is working with the dam agency to insure the repair meets all government requirements.

To date, a surveying company has completed a topographical plan of the dam showing the depression and are determining the quantity of soil that needs to be replaced. A soil test company has completed the drilling of a test shaft to determine the composition of the existing dam material at the point of the depression.

The information gathered will be used to design a plan for the repair needed. The plan will be reviewed and approved by those dam folks. We will then get a minimum of three bids for this work. We estimate that the work can be completed this summer, if it's not too dam hot!



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Good Neighbors Then and Now

When I was growing up, the neighborhood dynamics were much different than they are today. Most homes in my neighborhood had a stay-at-home parent, and we knew everyone on the block. Being a good neighbor then meant providing a safe home for the neighborhood children to play, scooting them off to their homes at dinner time, and perhaps carpooling to Cub Scouts or Brownies. It also meant socializing with other neighbors in the evenings while supervising the children who were playing in the front yards.

Times sure have changed. In many homes, both adults work. Many have long commutes to work. Their children attend various schools and are involved in many after school activities. We seem busier than ever. Seldom do we have the chance to just hang-out, and when we do, we are usually in our back yards. It's easy to go years without knowing your neighbors or having any contact with them. So, what does a good neighbor look like today?

To me, a good neighbor is one who looks after your home even if they don't know you. They put your paper on your front porch if they notice it sitting outside for a couple of days. They re-deliver your mail in a timely manner when it is mis-delivered to their home. They make sure their lawn is well taken care of and their trash hasn't blown around the neighborhood, and if it has, they clean it up. A good neighbor may notice your trash cans have been left out overnight, and rather than being annoyed, may wheel them up your driveway for you. A good neighbor notices your dog has gotten loose and returns it to your house. A good neighbor drives the speed limit in our neighborhood and waves a friendly hello when they see you. A good neighbor is patient at the front gate when you are doing your part to make sure people without a gate opener or code aren't entering our neighborhood.

I feel very fortunate that in this busy world, I have gotten to know a handful of outstanding neighbors in The Hills. I know them well enough to go to dinner with them, take walks with them, and exchange house-keys in case of emergencies. I try to consciously be a good neighbor to them and those I haven't met. I hope to meet many more neighbors someday, but in the meantime, I will wave a friendly hello. Let's all do our part to be the best neighbors we can be.

Anonymous Hills Neighbor

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Cedar Hill Police Department is a Hit on YouTube

I want to pass on to you some information about social media that relates directly to Lake Ridge and more specifically, the Lake Ridge Golf Foundation. If you remember in December upon accepting the Foundation's generous donation for our Social Media Unit, we told everyone that we were determined to do big things with the equipment purchased with those funds. I am thrilled to report to you that

on February 27th, we posted a video on our Facebook page as a way of thanking our followers for helping us reach 4000 Likes. Here's the YouTube link if you haven't had a chance to see it yet.

<https://www.youtube.com/watch?v=kQqMZ3Ap2XQ>

Almost instantly, the video was a hit and took on a life of its own. To date, the video has been seen by over 1,100,000 people on FaceBook and YouTube. We have done interviews with Good Morning America, The Daily Mail (London news outlet), and are scheduled to appear on Good Morning Texas (WFAA Channel 8) to talk about the video and what it means to us. It's been picked up by a number of news agencies across the country and several publications as well, including: *Road and Track Magazine*, *Esquire Magazine*, *D Magazine*, and *Police One*.

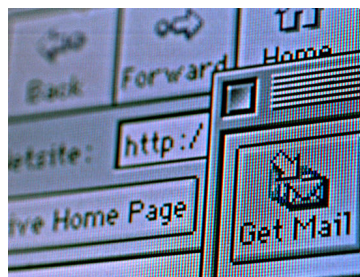
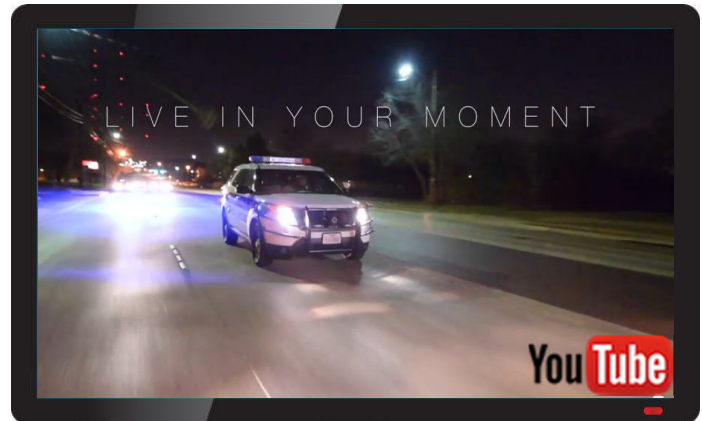
More importantly, the video has helped others see police officers as more human and has helped us reach many people who had a negative view of police officers. Hearing from these people directly, we realize that what started out as an entertaining video for our department, has turned into a tool to help reach out to others and build relationships.

The success of the video is directly related to the Foundation's support and it would mean a lot to us if you could relay, however you can, our sincere thanks for their support. We hope this is the first of many big things we are able to do through social media for our community.

Thank you again,

Colin Chenault #069
Lieutenant
Special Services
Public Information Officer
Traffic/Police And Community Team (P.A.C.T.)


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crollwitz@cmamanagement.com

Lake Ridge Financial Update - Annual Meeting Summary

by Bill Braas, Treasurer

A financial update was provided by the Board Treasurer to the owners in attendance at our annual homeowner's meeting. The focus of the update was on our 2014 Collections, 5 year Operating Expense Summary and a Summary of the unpaid dues. We began 2014 with unpaid dues of \$62,803 from prior years dating back to 2007. During last year we billed \$520,262 in dues and collected \$498,793. Of the overall amount collected of \$624,233, (which includes interest, late fees, legal fees, transfer fees, etc.) \$18,349 was collected from unpaid past due amounts and \$498,793 was collected for the 2014 dues. We ended up the year with \$67,082 outstanding, which was an increase of \$3,529 from our outstanding receivable balance at the end of 2013.

During 2014, our cash operating expenses were \$505,240 vs. \$452,060 in 2013. Our 2014 actual expenses were less than our budget by \$31,549.

The last item discussed at the annual meeting was an overall summary of the unpaid dues from prior years. Below is a year by year summary of the unpaid dues as of December 31, 2014:

2007-2009	\$4,494.43
2010	6,726.25
2011	8,315.00
2012	10,452.71
2013	15,579.74
2014	21,513.69
Total	\$67,081.82

At this time we have \$171,920 of the current year dues delinquent which equates to approximately 458 owners. If you are one of the delinquent owners, we encourage you to contact us as soon as possible and make payment arrangements. Once interest, penalties and legal fees begin to occur, \$375 of unpaid dues can grow to a much larger figure if left unpaid for several months. We do offer payment plans for those owners who are delinquent. There is a minimum down payment required of 25% of the outstanding amount owed. In addition, a setup fee is charged to establish a payment plan. Please

contact us now to make your payment arrangements before your account is turned over to our attorneys for legal action. The Association has to pay out of pocket for the upfront legal fees associated with account collection. This is not a budgeted expense and reduces our overall cash available to fund other expenses. As of December 31, 2014 we had almost \$48,000 in outstanding legal fees (from 2007-2014) related to delinquent owner accounts. We continue to pursue those owners for payment of these legal fees.

We will continue to keep you updated later in the year on our overall financial condition.

LAST CALL

If you want your house plans, please call the POA office to see if we have them.

If we have them, you will be asked to pick them up by June 30th.

Nine Tips to Handle Pets Who Eat Too Fast

by Stacey Copeland

Oreo (a Rat Terrier) gulps his dinner down with so much relish it often comes back up whole... only to get "inhaled" all over again. In fact, Oreo eats so quickly that even when his food doesn't hit the floor again, he sometimes coughs, chokes, and gags all the way through his meal. This dog isn't merely food motivated... he's food obsessed.

This obsessive behavior happens to be a common problem among pets. And it's not just dogs. Some cats do this too. Do you ever wonder why?

For some dogs it seems to be a breed thing. Beagles, for instance, are notorious for being neurotic when it comes to food. Though they may never have wanted for a meal in their entire pampered lives, they'll drool in advance of dinnertime, beg mercilessly, and generally make a pest of themselves with respect to eating. Obsession is a good term for it.

Other dogs and cats have clearly been neglected or suffered near-starvation on the streets. Their environment has probably informed some of their extreme food bowl behavior, gulping down as much as they can as fast as they can. They seem to live in continuous fear of never eating again.

Still others may have suffered some form of behavioral conditioning as a consequence of a competitive environment. Puppies and kittens who've had to vie for their place at the teat or communal bowl may be exhibiting extreme feeding behavior as a result of this formative social experience. Homes with multiples pets or a communal food bowl can also feel they have to race to get as much food as possible.

It is very important to recognize any extreme version of this characteristic as nothing more than a behavioral abnormality — one that can be readily remedied in many cases.

Pets who suffer from food obsession must be treated to a variety of methods to relieve any anxiety associated with this approach to eating *and* to aid their digestion, which is clearly compromised in many cases by the lack of chewing that attends such feeding frenzies.

Here are 9 tips to help with obsessive eating:

1. **Isolate** - Feeding in isolation of other pets may help reduce the anxiety any competition may pose. Enclosing pets in their crates during feeding time may be just the thing to help keep everyone in their proper places and competitive behavior at bay.
2. **Ignore food seeking behavior** - Not only should you not reward any food-seeking or begging behavior, ignoring such behavior means never making a big deal out of feeding time either. While this is the hardest for us pet parents, it has multiple benefits for the pet.
3. **Feed in a non food-oriented area** - This means that you should avoid feeding in the kitchen (or anywhere food abounds in your home).
4. **Feed on a strict schedule** - Stick to a strict schedule to the extent that you can. This alleviates anxiety for lots of pets. And confine treats to training time or to a very specific time of day. Again, do this away from highly trafficked areas.
5. **Hand feed or use food-slowng options (like food puzzle toys or bowls)** - By hand feeding, pets know they are getting food, but you control the portions. Also, spreading food out on the floor (best in isolation) allows them to "hunt" for their food and can slow them down. Food-slowng bowls have upright obstacles that pets have to eat around. It takes them longer to do this and helps get them chewing instead of gulping. Food puzzle toys also slow pets down and provide mental stimulation, as they have to figure out how to get the food out of the toy.
6. **Feed Smaller Kibbles** - Smaller kibble is less likely to get gummed up in the esophagus - which means it's less likely to make its way back up and out.



Continued on page 23

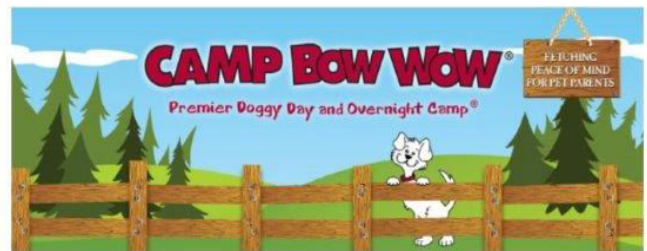


Nine Tips to Handle Pets - continued from page 22

7. **Feed wet food** - This not only helps some animals eat more slowly, it also helps the food slide down the esophagus more easily (as with smaller kibble).
8. **See a behaviorist** - In some extreme cases, veterinary behaviorists should be sought to help address these behaviors. If your pet is seriously stressed out around mealtimes and over eating in general... consider it.
9. **See your vet** – In some cases, a thyroid problem can cause this behavior. Also, Prozac-like drugs have even been used successfully in some of these more extreme sufferers. It's one option, but one that should only be attempted when the food-related anxiety is severe and cannot be resolved any other way.

Following these simple suggestions can set your pet more at ease while making feeding time a safer experience. Your pet's health and happiness are at stake, so don't ignore the signs.

Stacey Copeland is Owner and Top Dog of Camp Bow Wow and Home Buddies by Camp Bow Wow, a pet services company located at 519 E Highway 67, Duncanville, Texas, 75137 serving the Southwest Dallas, Texas area. You can find more information at www.campbowwow.com/swdallas or contact directly at 972-296-9663.



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Hi Neighbors!

Come Run and train with us! We are the Cedar Hill Running Club (CHRC) and are located right here in your area.



We are a fun, social, non-profit group that meets regularly to help reach each other's goals. We have all levels in the club from the beginner walker, jogger to full on marathoners. Everyone in our group is very welcoming and encouraging to each other. There is no cost to join and its run and led by its members. Occasionally, we will order shirts and have special events that may require a fee.

We meet several times a week and our regular schedule can be found on our Facebook group page. We do have a website, but at the time our schedule is not posted there. We prefer our Facebook group page for this. It allows the members to have an open forum for conversations and to post other spontaneous runs and events. We are a lively group and there is always activity on our page. Where do we run? All over! We run the Lake Ridge sidewalk trails, the Joe Pool dam, from 24 Hour Fitness, local parks and other areas as well.

SPRINGTIME is here!! Now is the best time to get out and train with us. We have longer days and just started a Couch to 5k program. It's 9 weeks long and there is still time to join! The class meets 3 times a week and is designed with beginners in mind. Everyone does their own pace and we do stay together. At the end of the program, there will be a graduation celebration and the group will have the option to participate in a local fun 5k race. It is sure to be a blast and all finishers receive a HUGE medal at the end! It doesn't matter if you complete it all by walking or full on sprinting- all that will matter is you finished! Being part of a group makes getting out there much easier one step at a time.

In addition, we do take time and give back to our community by volunteering at local events. We have fun, work hard and occasionally play hard too.

We would love to have you join us! Please find us on Facebook by searching Cedar Hill Running Club or visit our website at www.cedarhillrunningclub.com. Our Facebook and email links are located here.

Hope to see you "Find your Happy Pace" soon!

By: Mary Moore/ Founder Cedar Hill Running Club/ Lake Ridge Resident Neighbor



Coyote Hazing: Guidelines for Discouraging Neighborhood Coyotes

Generally, coyotes are reclusive animals who avoid human contact.

Coyotes who have adapted to urban and suburban environments, however, may realize there are few real threats and may approach people or feel safe visiting yards even when people are present.

These coyotes have become habituated (lost their fear of humans), probably owing to the bounty of food that they have become accustomed to feeding upon in your neighborhood.

These bold coyotes should not be tolerated or enticed but instead given the clear message that they should not be so brazen.



Coyotes typically hunt small mammals such as mice, voles, and rabbits. If given the opportunity, they will also make a meal of a cat, tame or feral.

Dogs, especially smaller breeds, are also at risk, although attacks on them are more rare.

The best way to protect your pets is to let them outside only when you are with them—especially at night—and to keep pet food and water inside.

Hazing

Hazing is a method that makes use of deterrents to move an animal out of an area or discourage an undesirable behavior or activity. Hazing can help maintain a coyote's fear of humans and deter them from backyards and play spaces.

Methods of hazing

Using a variety of different hazing tools is critical so that coyotes don't get used to redundant or single stimulus devices, sounds, and actions.

- Yelling and waving your arms while approaching the coyote
- Noisemakers: Voice, whistles, air horns, bells, "shaker" cans full of marbles or pennies, pots, lid or pie pans banged together
- Projectiles: sticks, small rocks, cans, tennis balls or rubber balls
- Other: hoses, water guns with vinegar water, spray bottles with vinegar water, pepper spray or bear repellent

"Go away coyote!"

The simplest method of hazing a coyote involves being loud and large:

- Stand tall, wave your arms, and yell at the coyote, approaching him if necessary, until he runs away
- If a coyote has not been hazed before, he may not immediately run away when you yell at him. If this

Continued on page 27

happens, you may need to walk towards the coyote and increase the intensity of your hazing.

- The coyote may run away, but then stop after a distance and look at you. It is important to continue to go after the coyote until he completely leaves the area. You may need to use different tactics, such as noisemakers, stomping your feet, or spraying the coyote with a hose, to get him to leave.

Dog-walking tools

There are several tools that you can carry with you while walking your dog that can be used to repel coyotes. These include:

- Homemade noisemakers
- Whistle or small air horn (you can purchase small air horn “necklaces”)
- Squirt guns
- Pepper spray
- Sticks or other objects to throw towards (but not at) the coyote

In your yard

Remember, keeping pets and pet food inside is the best way to keep coyotes out of your yard. If you do encounter coyotes, all of the above methods can be used in your yard at home. First, try the “Go away coyote!” method (yell and wave your arms as you approach the coyote). Here are some additional methods you can also use:

- Squirt the coyote with your garden hose
- Spray the coyote with vinegar water
- Bang pots and pans together

Important things to remember

- **Never** run away from a coyote!
- The coyote may not leave at first, but if you approach him closer and/or increase the intensity of your hazing, he will run away.
- If the coyote runs away a short distance and then stops and looks at you, continue hazing until he leaves the area entirely.
- After you have successfully hazed a coyote, he or she may return. Continue to haze the coyote as you did before; it usually takes only one or two times to haze a coyote away for good.



Article from:
The Humane Society of the United States, dated February 19, 2015

http://www.humanesociety.org/animals/coyotes/tips/hazing_guidelines.html

Lake Ridge Has Community Spirit!

by Chad McCurdy, President of the Board

It's hard to believe that it has been 7 years since we held our first golf tournament in Lake Ridge. It began with a group of people just sitting around trying to figure out what we could do to create more of a sense of community. At the time there was nothing for the community. The members had just taken over the association and most did not know anyone in the community. We had started a newsletter and so there was the beginning of some communication between the association and the members.

As we began discussing what we could do the idea of a golf tournament was suggested. Several people that volunteered for the community activities committee had played in tournaments but no one had actually planned one. With a lot of fear and trepidation I agreed to head a committee to organize the first tournament. There were a lot of meetings and a lot of conversations about whether or not we were doing things the right way but we managed to pull off the first tournament and we learned a lot in the process. Not everyone that began on the committee was around at the end but everyone contributed.

One of the most exciting things about that first tournament is that the community of Lake Ridge became more than just a collection of people living inside a neighbor-

hood. We managed to donate about \$10,000 to charities that first year and we walked away with the knowledge that we could do this and also with a whole list of ideas about how to improve the tournament for the following year.

Every single year the tournament grew in size and the amount of money raised. We have been recognized numerous times by the city for our community outreach efforts; for our ability to make a difference for those in our area outside of the Lake Ridge neighborhood. The last couple of years has seen us fill the entire golf course to the point that players for our tournament were the only ones on the course until after play had completed. We have raised about \$20,000 for charity in each of the last two years and while this will continue to be a great way for neighbors to come together the tournament is only one day a year.

This leads us to wonder if there are other community activities that we could host where neighbors could come together, where we could reach out to the community at large and make a difference. Some have suggested a charity ball, some have suggested a casino night. The real determining factor is who is motivated enough to step up and say I will lead the charge?

Cedar Hill Town Hall Meetings

Your Mayor and City Council will be hosting three town hall meetings in the next several months to keep residents informed and provide follow up information from last year's meetings. Neighborhood Engagement continues to be a top priority of your City Council. The meetings are scheduled as follows:

Zone 2 - May 19, 6:30pm, Hillcrest Baptist Church, 265 W. Pleasant Run Road
Zone 3 - July 21, 6:30pm, Location to be determined

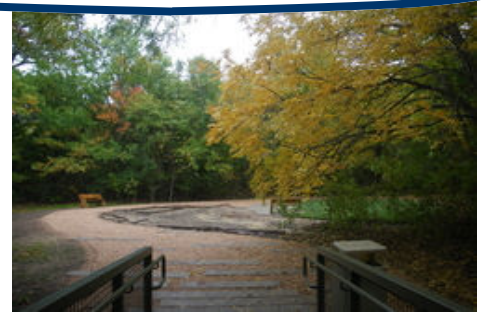
The format of the meetings will be similar to the ones held last year and will include an update of top concerns from last year. The breakout sessions that follow are a great way to get in-depth, up-to-date information directly from your City Council and staff.

For more information or questions, please call Leah Walker, Neighborhood Services Coordinator at 469-272-2801 or go to www.cedarhilltx.com/neighborhood.

Community News

Dogwood Canyon Volunteer Work Day - April 25th

We need YOU! Volunteers are invited to join our "Fourth Saturday" Volunteer Work Day. We need help with trail-building, habitat management and much more. For more information, please contact Conservation & Operations Manager Julie Collins at jcollins@audubon.org



Work Days at Dogwood Canyon Audubon Center are held the 4th Saturday of each month from 9 am - 12 pm. 1206 West FM 1382, Cedar Hill, TX 75104

Head for the Hills Bike Rally - May 9th



The race is family-friendly and open to all riders. Riders have the opportunity to choose from a 20, 40, and 60-mile route. Frequent, well stocked rest stops will be available at key locations.

Race as an individual or join a team. The registration fee is \$35 for individuals and \$30 for team members. There must be a minimum of 4 members to race as a team. Online registration closes May 7. You can also register at packet pick up locations or on race day. Onsite registration opens at 6 am.

To get more information: <http://www.headforthehills.org>

Fun for the Whole Family

Pioneer Park
Cedar St. & Houston St.
Cedar Hill, TX

Cedar Hill Arts Council, Zula B. Wylie Public Library and Main Street join forces to present Cinema on the Square: The British Film Series. Family and friends gather in Pioneer Park in Historic Downtown to watch some of our favorite classic British films. Two films will be shown each month, starting with Alfred Hitchcock's *Dial M for Murder* on April 17, followed by James Bond in *Goldfinger* on April 24. May 1, will feature *The Pink Panther*, and *To Sir With Love* will wrap up the film series on May 8.

All films will start at 8 pm in Pioneer Park. Bring your lawn chairs, blankets, and favorite snacks, and be sure to arrive on time for the best seating.

CINEMA ON THE SQUARE
IN HISTORIC DOWNTOWN CEDAR HILL

The British Film Series

SCHEDULE	
DIAL M FOR MURDER	APRIL 17, 8:00 PM
GOLDFINGER	APRIL 24, 8:00 PM
THE PINK PANTHER	MAY 1, 8:00 PM
TO SIR WITH LOVE	MAY 8, 8:00 PM

Passport to the Planet: Cedar Hill Earth and Arbor Day Celebration

Monday, April 20th, 5:00pm-7:30pm
Cedar Hill Government Center
285 Uptown Blvd.

****FREE EVENT****

Gain your Passport to the Planet at our annual Earth & Arbor Day Celebration! Learn tips on how to live a "Green Life", attend conservation workshops, visit with environmentally conscious vendors, enjoy a performance by Vocal Trash and more.

A special Earth Day Farmers Market will have goods for sale from local farmers and businesses, as well as the favorite Pink Pig food truck. Love your city by learning how to preserve it!



The Lake Ridge Riding Club

Interested in joining? Email Maxine or Curt Batie at:
curtandmax@sbcglobal.net



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Tim Anderson, owner

Prepare for Unpredictable Spring Weather

The City of Cedar Hill operates over a dozen outdoor storm warning sirens. Whenever severe weather approaches, the City dispatches storm spotters to key locations in the city to watch for tornadoes and potentially dangerous storms. Emergency Service personnel monitor national weather service reports, local TV broadcasts, and radar.

When dangerous storms are imminent, emergency sirens are activated in all parts of the city. When you hear a siren, prepare to take shelter immediately. If caught outside, or on the road, lie in a ditch or low area. Avoid bridges or overpasses. Don't try to out-run a tornado.

Storm sirens are designed to warn citizens who are outdoors to take cover. Some residents may not be able to clearly hear the sirens indoors. Do not depend solely on these sirens to alert you of approaching severe weather. Do not call 911 to ask why the sirens have been activated.

When there is a chance for severe weather, tune your TV or radio to a local station to stay informed on recent developments and predictions. For even more information you can purchase a NOAA weather radio for your home or business which will broadcast an alert when severe weather approaches.

Keep your family safe by planning ahead. Basic supplies should be on hand at all times just in case . . . You never know!



**1375 Gilman Road
Fort Worth, TX 76140
469-601-4982**

Spring Landscaping To Do List

by Jerry Bradford, Master Gardener Class 2013

On average, our winter has been relatively mild- alternating between a few subfreezing nights and mostly balmy days. Considering how hot our North Texas summers can be, now is an ideal time to enjoy the weather swings while they last, and also to start preparing your landscape and beds for maximum summer beauty and enjoyment. The following tips can help along the way.



- Healthy lawns and beds start with spring maintenance. A good first step in achieving this goal is to clean up these spaces by removing dead branches, leaves and other debris from your beds and lawn and under trees that may impede or impair growth.
- Warm weather has a way of bringing out the urge in many of us to go out and buy something to stick in the ground. Before yielding to this temptation, do some homework and research whether a particular plant can withstand our long, hot North Texas summers, whether it is suitable for full sun- part sun- full shade or partial shade, and whether its mature size is too large or small for the area where you want to plant it. Likewise, watering needs should also be taken into account. A list of recommended landscape plants for North Central Texas may be found at: aggie-horticulture.tamu.edu/archives
- Although proper pruning can make shrubs and trees look and grow better, it should be kept in mind that not all of them should be pruned at the same time. For instance, now is the perfect time to prune most summer blooming trees and shrubs. On the other hand, spring blooming trees, and shrubs such as Hawthorns, Azaleas, Camellias, flowering Quince, etc. should be pruned immediately after they finish their spring blooming.
- Now is a good time to think about weeds, which can be the scourge of otherwise healthy and good looking beds and lawns. Timely application of a preemergent to your lawn goes a long way in heading off some early season weed problem. As the name suggests, preemergents help prevent weeds before they emerge by killing the germinating seed. If you can see the weed, it is too late to apply a

preemergent and the weed will need to be either pulled by hand or killed by using an herbicide at the appropriate time. (See labeling for application information, etc.).

- Apply fertilizer to strengthen and encourage lawn growth. Consult with your landscape professional, or read labeling to determine what is best for your lawn and the recommended application times. To help prevent run off into our drainage systems, sweep excess fertilizer off pavement and back onto the lawn. Consideration should also be given to organic alternatives.
- Sharpen and clean tools. This will make your job easier and help prevent contamination.
- Have sprinkler system checked for broken heads, cracked pipes, leaks, nozzle misalignment and other problems. If found, they should be upgraded or repaired to insure proper and efficient coverage. This can save money on water bill and avoid wasteful excess runoff into streets and drains. Targeted drip irrigation in beds can also help in this regard.
- Mulching beds and around plants is a great way to help reduce weeds, keep the soil in place and to retain moisture in the soil. If used, mulch should be applied when the soil warms up at a recommended depth of 3 inches. If you already have mulch around your plants from the previous season, be sure to remove it around the base of plants in the cool spring. Wet, cool weather can cause root rot, mold and other plant damage.
- Consider having your lawn aerated by a landscape professional. Aeration of your lawn helps with compaction of the soil and allows greater movement of water, fertilizer, and air which will stimulate healthy turf.

If you have specific questions about horticulture related matters, you may visit the Ellis County Master Gardener Association website at www.ecmga.com or contact the Dallas County Master Gardener Association Help Desk at 214.904.3053.

Continued on page 34

One Little, Two Little, Three Million Little Piggies

by John Westmoreland

Would you believe it is estimated that we have over 3,000,000 (three million) wild hogs (Feral hogs) in the United States, and that number is growing out of control each month? Would you believe that over 1,500,000 (one and a half million) of those critters are in Texas?

To look at the land behind my house in Lake Ridge (mostly in the Corp of Engineers property adjacent to Joe Pool Lake), I might think half those hogs live close by. We have been told, and have seen, where many of our residences and land owners have been affected by these wild hogs as they root for food in the dark of night.

Some interesting and scary facts about these hogs are that they have litters of between 4 and 12 little piglets, and they average a new litter every 9 months. They can have their first litter within the first year they are born and their life expectancy is about 4 to 5 years. Pig families are called sounders and are made up of 2 sows and their young. The male bores are usually solitary and only join the herd for breeding. (If I were them I would clear out too when that many babies hit the ground running.)

Feral hogs are not usually dangerous in their natural state and will prefer to run and escape danger except when attacked or cornered, and will usually stay hidden near a water source during the day and forage for food at night. They eat grasses, roots, tubers, fruit, insects, earthworms, dead animals, as well as some live animals like birds if they can catch them. They are especially fond of acorns, corn, rice, wheat, soybeans, peanuts, potatoes, watermelon, and cantaloupe. Due to this food source, the hog meat is considered very good to eat and is leaner than pen raised hogs.

Feral hogs are not a protected animal and can be hunted and killed when found. It is estimated that in Texas alone, recreational hunters kill over 600,000 hogs a year, commercial trappers kill over 70,000, and

Texas Wildlife Service kills over 50,000 per year. However, even with these numbers it is considered a losing battle in controlling these animals. These hogs are considered a real problem in Texas and across the nation.

Lake Ridge is feeling the pain of these hogs today. Many of our homeowners have had these hogs come into their yards at night and destroy thousands of dollars worth of lawn and vegetation. Many of our vacant lots have been hit and show large areas of plowed ground caused by the rooting habits of these hogs.



The wild hog problem is not an easy one to attack in a residential community like ours. Since we all live in the city limits, we cannot legally shoot a gun to kill them. Bows can be used, but in a populated area they are dangerous. Dogs can be used to hunt and catch them, but only with the permission of the land owners. Poisons are dangerous to our household animals and only a few have been found to work on these

animals. The best method found today is to hunt them from helicopters, but this is a costly and obviously difficult method in a neighborhood.

To add to the problem, we assume most of the hogs live and breed in the land around Joe Pool Lake which is controlled by the Corp of Engineers, Cedar Hill State Park Rangers, and the Texas Wildlife Services. We are not allowed to legally chase these hogs on their land, and to date these services have not actively addressed the issue.

The Lake Ridge Homeowners Board is working to develop a plan to deal with this problem. We are trying to get action from the City of Cedar Hill, the City of Grand Prairie, The Texas Wildlife Services, and the Corp of Engineers. The first positive action that has been taken in the last few months in Lake Ridge was by the City of Cedar Hill Parks and Recreations Department. They set out a large, stout, wire hog trap. So far they have trapped over 60 hogs and destroyed them.

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They have recently set out a second trap. The Engineers for Cedar Hill State Park have been called out and have walked some of the affected land. They say they are working to find resources and plan to do something before spring. The Texas Wildlife Services have told us about a grant that is available to fund trapping the hogs and is being investigated at this time. They will set out a trap and check it for \$200/day if land were available to set the trap. They have set one trap for free, and the land owner is setting the trap and removing the hogs. To date they have removed 8 hogs. The City of Grand Prairie has not offered any assistance in any way to date. One of our gated communities, the Summit, has allowed a hunter with dogs to run the hogs in their area. This hunter claims that the dogs hunting in an area will keep the hogs out for three to four months, but that it may be necessary to continue this process as long as the population is as high as it is to date.



What the Homeowners Board has learned, to date, is that this may be a continuing effort in Texas and thus in Lake Ridge, where large areas of land are open to the hogs to breed and that control may be necessary for many years to come. If the growth of the wild hog population can be reduced and kept low, there may be enough food for these hogs in the areas away from neighborhoods. However, as we all know, the growth and spread of homes into previously open land is forcing wildlife to venture into our backyards.

Most of the wildlife that we see in Lake Ridge has been wonderful and exciting for us as we live on this beautiful land. Most of these beautiful creatures live near us without causing any destruction to our land or danger to our families. This is not true of these wild hogs, and we know that they must be reckoned with. We will continue our efforts to work with the local authorities and will give our homeowners updates as we develop a plan for this new challenge.

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Spring Landscaping To Do List - continued from page 32

DISPOSAL OF LANDSCAPE MATERIALS

- Bundled Brush: The City provides weekly collection of up to 4 bundles of brush per collection day at no additional charge.*
- Loose Brush: The City also provides curbside collection of larger quantities of loose brush once a month. It does not have to be bundled, but must meet certain size requirements* Residents may also brush materials to the Waste Management landfill in Ferris, TX.*

HOUSEHOLD HAZARDOUS WASTE DISPOSAL EVENT

The city is sponsoring a household hazardous waste disposal day on Saturday, March 28, 2015, from 9am to 11am, in the Cedar Hill High School Parking Lot.

This event is a perfect complement to your spring landscape clean up where you can drop off for disposal: herbicides, pesticides, fertilizers, pest strips, and pool chemicals, among other things.*

*See the City's website for additional information regarding requirements, restrictions, collection days, etc.



Cedar Hill Masonic Lodge No. 1380

Cedar Hill Masonic Lodge No. 1380 is in its third year of a flag service where we put out the American Flag six (6) times a year (see attached order form). We are striving to have the American Flag flying in our neighborhoods, business parks, and entrances to our Neighborhood association and throughout Cedar Hill on Memorial Day, Flag Day, Independence Day, Labor Day, Patriots Day (9/11), and Veteran's Day.

We would be glad to visit with you and/or your organization during your meetings to discuss putting flags at individual homes or at the entrance to your neighborhood. We are now providing service to individual homes, neighborhoods, and business. Please call us at either 972-839-6172 (Clark Stephenson) or 972-742-0438 Bob Head to set the appointment.

If you have email addresses for your neighbors or neighborhood Association please forward a copy of our order form to them and they can apply if they want and mail it back with the fee to:

Cedar Hill Masonic Lodge Attn: Flag Chairman 208-A Houston St. Cedar Hill, TX 75104.

The way our service works is, we put a 12" PVC Pipe in the ground where you want to display the flag. We have a cap on top of the pipe to keep dirt and other debris out during off peak times.

The Flag is a 3'X 5' American Flag attached to a 3/4" conduit pipe that is 10' long that we place inside the PVC Pipe to keep it straight. We work in conjunction with the Boy Scouts who put the flags out for us.

Thank you,

Robert E. Head
Cedar Hill Masonic Lodge No. 1380
Flag Chairman



Cedar Hill Masonic Lodge No. 1380 American Flag 2015 Order Form

208-A Houston St Cedar Hill, TX 75104
972-742-0438 (Bob Head) 972-839-6172 (Clark Stephenson)



CEDAR HILL ONLY

Fly the United States American Flag at home or your business on the following Dates:

Memorial Day, (Flag Day, Independence Day), (Labor Day, Patriots Day (9/11)) and Veteran's Day

The proceeds will be used to support Masonic and Community Charities, such as Dallas Scottish Rite Hospital for Children, Scholarships, Bridges Safe House, Food Pantry and general operating expenses. (Distributed by BSA Troop 541)

Name: _____ Date: _____

Company: _____

Address: _____

Cedar Hill, TX 75104 Residence: ____ Business: ____

Phone No: _____ Email: _____

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
No. of Flags _____	3' x 5' American Flag on a 10' steel pole	\$35.00	_____
	Note: Order 5 or more flags & the price per Flag is \$30.00		_____
Grand Total \$			_____

Payment Attached: Yes No Cash Check No. _____



Property Owners Association of Lake Ridge

March, 2015

Dear Lake Ridge Property Owner:

This letter hereby serves as a reminder of the required compliance of the Deed Restrictions for Lake Ridge at Joe Pool Lake. THIS IS NOT A VIOLATION LETTER. Section 3.18 states that owners and occupants of any Tract shall jointly and severally have the duty and responsibility, at their sole cost and expense, to keep that Tract so owned or occupied, including improvements and grounds in connection therewith, in a well-maintained, safe, clean and attractive condition at all times. **NOTE: If the grass or weeds on empty lots are over one foot tall this is an indication that a mow is required. Part of maintaining your lot also includes keeping it free from brush, debris and unsightly, broken and dead trees and limbs. Please check your lot regularly to make sure it is not in need of maintenance.**

Home sites require manicured mows as stated in Section 3.18 of the Deed Restrictions. Keep landscaped home sites mowed, trimmed, edged, and free of weeds, debris and watered. Flowerbeds must be kept in good condition. Lawns must be watered accordingly. Newly constructed homes are required to install landscaping upon completion of home.

Mow and trim weeds from undeveloped lots that are **heavily wooded** a minimum of **50 feet from the street or to a heavy tree line and 15 feet around the perimeter adjacent to neighboring lots.** Should lots not be heavily wooded the entire lot beginning at the street must be mowed. *Attention: The Association is no longer mowing the front right-of-way of any empty lot.*

Please be advised that if you do not meet these requirements, the Association has the right to perform the required maintenance and invoice you for the work and impose a violation fine per Section 3.19 of the CC&Rs.

The Association cannot recommend a maintenance contractor; however, the following have paid an advertising fee in order to be included on this list and are willing to perform maintenance of your lot or lawn at a cost negotiated between you the property owner and contractor. The list also includes additional services that may be of assistance to you.



Texas Tractor Service, LLC - [texasractor@swbell.net](mailto:texastractor@swbell.net) - Darren Heitman - office 972-291-7263 or cell 972-877-4966; PO Box 1465 Cedar Hill - Lot mowing, tree trimming/removal, and erosion barriers. Visa and MasterCard accepted. Locally owned & operated since 1986. Insured.



Don Camp - don.camp56@yahoo.com - Don Camp at 214-403-5870; Lots/Acreage and Residential yards from \$50. For all your landscaping needs call, text or send email to request an estimate.



Platinum Lawn Care - Mark Penson - mapenson@gmail.com - 214-876-9460. Lot mowing, residential yards, tree/shrub trimming and all of your landscaping needs. We are your professional and local lawn care company located within Lake Ridge. Please call or email to receive a quote.

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- ➔ **Have Tractor Will Mow** - ernestbaley@sbcglobal.net - Ernest Baley - 972-291-1677h, 469-254-3617c . Lot Mowing, Cleaning and Tree Trimming and removal. 108 N. Potter, Cedar Hill , TX – Insured

 - ➔ **Mike's Tractor Rental** - mikestractorrental@sbcglobal.net - Mike Craig - 972-834-6043 *As a long time resident of Lake Ridge* I will work with you at very affordable rates to accomplish the tasks you need done. Digging, tilling, dirt work, lot clearing, brush hog mowing – check out my website at www.mikestractorrental.com for more information – Insured

 - ➔ **Clint's Lawn Care** - clintlawncare@yahoo.com - Clint Walker - 469-245-3681. Lot/acreage and residential lawns. For all of your landscaping needs call, text or send email to request an estimate.
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We appreciate your cooperation and thank you in advance for your help with maintenance and keeping Lake Ridge a premier community. Remember, the cost of sending out violation notices costs the Association, which is you.

FIRE HAZARDS

NOTICE: Please remove or have your service provider remove dead trees on your property in order to help reduce fire hazards.

Yours Very Truly,

POA of Lake Ridge Board of Directors

Communications Information

Email Web Telephone

communications@lakeridgepoa.org (General)
www.lakeridgepoa.org (Our web site)
972-299-5270 (Association Manager)

websiteinfo@lakeridgepoa.org (Web)
www.cedarhilltx.com (Cedar Hill)
972-291-5100 (City of Cedar Hill)

www.gptx.org (Grand Prairie)
972-237-8000 (City of Grand Prairie)

www.lakeridgepoa.org (Request to Login)

Committee Information

To join a committee or volunteer your time, please send an email to:

Architectural Control Committee
architecture@lakeridgepoa.org

Communications Committee
communications@lakeridgepoa.org

Finance/Legal Committee
finance@lakeridgepoa.org

Maintenance Committee
maintenance@lakeridgepoa.org

Landscape Committee
landscape@lakeridgepoa.org

Board of Directors
board@lakeridgepoa.org

