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Lake Ridge Facts:

- 3,200 total acres
- Over 50 miles of street
- 23 acres of manicured, fertilized turf not including the gated communities
- 30,000 square feet of flower bed area
- 3,600 pots of plants needed for change in seasonal plants
- 1,149 homes in the Lake Ridge community

Lake Ridge Charitable Foundation, Inc. to Hold 9th Annual Charity Golf Tournament

By Chad McCurdy



It's been 9 years since we held our first golf tournament. Every year I am amazed that we made it to another tournament and that it has become so successful. It seems like a blur almost thinking about the first tournament we held. No one on our board, or any of our volunteers had previously organized a golf tournament. We were all flying blind, a little scared, hoping that we could pull it off and just praying that it wasn't a total flop. Embarrassing myself or the community was my main concern instead of considering what this event could become. We made a lot of mistakes, but we learned a lot organizing the tournament the first few years and most importantly we managed to survive.

That first year we didn't know how to put together prize packages, organize volunteers, recruit golfers or even raise money from sponsors. All of those things are crucial to putting together a successful charity golf tournament. We were short-handed for the tournament and volunteers were scurrying from one contest to the next event trying to make sure we had coverage. In spite of it all, we managed to donate about \$10,000 to charity that first year. We bought a prize package from a company that assists with golf tournaments. This prize package proved problematic as people reported having trouble claiming their prizes from the company. But one thing we discovered; there was no end of companies wanting to sell you something for your tournament. For a price they would provide prize packages, contests, help staff, etc. but that took away from money we would have to donate. In trying to raise money from corporate sponsors we also found that many of the companies

we solicited would only give to a 501c(3) organization.

After the first tournament we held a lengthy meeting to see what worked and what didn't...we came up with a better plan. We started the process of forming the Lake Ridge Charitable Foundation, Inc. which would be our 501c(3) and came up with a whole new process of selecting the charities that would benefit. We found ways to get prizes, either sponsored or donated. We developed an application process asking some key questions of the charities. Namely, how would you utilize the grant proceeds and how many volunteers will you provide to assist with the golf tournament? Over the years we have further refined the process by which we select charities and even how we decide the amount of each grant.

We have reaped many rewards because of our charitable efforts. As a community we have received public recognition and a lot of goodwill for our efforts. Twice we have been nominated as the neighborhood of the year for Cedar Hill. We won the award once and were the runner up in another instance. Lake Ridge has become synonymous with compassion and generosity in the city. From the perspective of wanting to be a positive influence in the larger

Lake Ridge Community Center and Office Held an Open House

by Tara Powers

On June 4th, we had a community open house to show off our new “Lake Ridge Community Center and Office.

All were invited, and we had a great turn out. Over 200 members of our Lake Ridge community attended thru out the day.

Several of our board members and homeowners took charge of the grilling - Marty, John, Gordon, and Carlos. All that attended enjoyed hamburgers and hot dogs on the grill, chips, drinks and a special cake to celebrate the opening of our new venue. It was a wonderful time to meet and greet neighbors, tour the new building, and enjoy a wonderful day....both in the building and outside below the deck.

We received many positive comments about the event. People were excited to see the building and realize the many uses it brings to our area, as well as having the opportunity to sit and talk with new friends.

I'd like to give special thanks to Carolyn Rollwitz and Kim Brown who devoted a great deal of time in the planning and execution of this event. Without their hard work we would not have had such a lovely event.

With the great success of our first open house, we hope to be able to plan many more, and hope that our attendance will increase as we go forward.

If you haven't stopped in to see the building---I encourage you to do so.



Call or email the office for more details at 972-299-5270. To obtain a copy of the rental agreement email kbrown@cmamanagement.com or login to www.lakeridgepoa.org

ATTENTION!

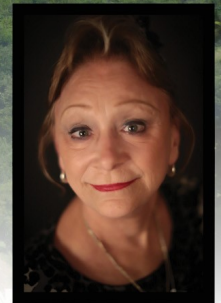
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IMPORTANT NUMBERS

Please make note of the following
phone numbers for the Property
Owners Association of
Lake Ridge offices:

Carolyn Rollwitz - 972-299-5270

Kim Brown - 972-293-2243

FAX number - 972-293-7119

ACKNOWLEDGEMENTS

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Chris Parvin, Bill Pierce, Tara Powers,
Steve Schell and Bill Strock

9th Annual Charity Golf Tournament - continued from page 1

Cedar Hill community, we have enjoyed tremendous success.

Of course, none of this would have been possible without the efforts of a core group of volunteer neighbors that work every year to plan the golf tournament and make it a success. I can't say enough about this group of people and how they have come together. We have lost a few members over the years as some of our neighbors have moved on. We have also gained a few members over the years and while we miss our friends and neighbors who have left, we have made new friends. Once people start to get involved and they get a glimpse of what we are accomplishing, it becomes very exciting as they see the impact of their efforts on our larger community.

Through the first eight years we have donated a little over \$100,000 to local charities with proceeds raised from our tournament. We have supported the fire department and the police department. The **Fire Department** has used our support to purchase equipment they didn't have in their budget. The **Police Department** used their grant to purchase the equipment used to start their social media group. We have provided assistance to **Lake Ridge Elementary** for art, music and special needs children when they didn't have budgeted dollars. We have provided money and food to the local **food pantries in Cedar Hill and Grand Prairie**. We have consistently provided funding to **Bridges Safehouse** which takes in battered women and children. We have provided funding to **CHAT** for after school and summer programs. We helped fund **Mission Cedar Hill** which does construction and repair projects for those less fortunate. We have also supported **PAWS for Reflection** which provides Equine therapy to special needs children and military veterans suffering the effects of PTSD.

As we prepare for our 9th annual golf tournament on November 5th, we ask that you remember this isn't just neighbors playing golf. This isn't just a charity tournament either. This is our community outreach and it has become phenomenally successful. Please consider joining us, or if you have a business and would consider being a sponsor, we would welcome your involvement.

Would you like to get involved? You can email Carolyn at:

crollwitz@cmamanagement.com

and she will get you plugged into our group.



SAVE THE DATE: November 5, 2016

Tangle Ridge Golf Course

Blind Bogey Shotgun Start at 8:30 a.m.

Breakfast and Catered Lunch

5 cans of food buys you two extra mulligans

\$100 per Golfer and \$400 per Team includes all contests

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Mansfield Road Construction Update

by Steve Schell, P.E.

First and foremost, on behalf of the City of Cedar Hill and the multiple construction crew members working on the Mansfield Road Improvements project, I would like to personally thank everyone for their patience and understanding with the construction process. I recognize the impact and disruption of daily life construction has on a community, and I can only request your continued patience.

Construction began September 28, 2015, and we are slightly ahead of the scheduled fall 2017 completion date. To date, we have removed roughly 2.2 miles of the old two lane asphalt street; excavated 121,000 cubic yards of dirt and rock, which has been placed to form the new street, sidewalk, and hike and bike trail alignment; installed about 12,500 cubic yards of concrete pavement; and completed underground installation of water lines and waste water (sanitary sewer) lines. All of this while generally maintaining traffic with some disruptions and multiple detour variations. By mid-November, we anticipate completion of the majority of the future westbound street pavement.

Within the next year, we will begin and complete the intersection improvements at Mansfield Road and Lake Ridge Parkway, including the installation of the new signal lights. We will also install streetlights in the median of Mansfield Road, and complete the second half of the bridge over Baggett Branch Creek. The project will be landscaped and life will then return to uninterrupted by the Mansfield Road Improvements project.

Project updates are periodically posted on the City's project web page: www.cedarhilltx.com/MR

Please feel free to contact me if you have any questions or concerns.

Steve Earl Schell, P.E.
Project Manager
972.291.5126 ext. 2839 (office)
214.587.6148 (cell)
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Lake Ridge Real Estate News

HOME SALES

Home sales have increased year over year in the Lake Ridge Community

45 Resale home Sales YTD

67 Residential Lot Sales YTD

50+ Homes Under Construction

HOME PRICE

Home prices have continued to remain strong in the Lake Ridge Community.

Average Sales Price YTD \$99.06 per SF

Median Sales Price YTD \$102.60 per SF

Largest Sale of the Year:

\$1,030,000 /\$99 SF

MARKET INVENTORY

Overall, the Lake Ridge Community is performing well in the market

Active Listings: 35

Average DOM: 108

Median DOM:40

*Data courtesy of MLS and NTREIS Trends
Data from 1/1/2016-8/312016*



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Lake Ridge Update - September 2016

by Bill Pierce

Ridge View Park

This park is where neighbors and their dogs enjoy walking on a daily basis. The natural beauty of the pond and its surrounding area is enjoyed by families exercising or fishing for brim and perch. Once a year, the pond is utilized by the Mt. Lebanon Baptist Encampment to teach canoeing to their youth members. The sidewalk is complete and the bridges repaired as well as, permanent picnic tables. The bulrush (cattails) have been cut down. There are a total of three Lake Ridge ponds receiving a bulrush removal process that will take approximately three years before we gain managed control.

Lake Ridge Clubhouse

The clubhouse renovations are near completion with only; a new roof, driveway repairs, irrigation and landscaping remaining.

What has been done?

The meeting room was enlarged with open kitchen pass through serving counters and storage for tables and chairs. Carpeted stairway to tower and several windows replaced. Storage area for Lake Ridge legal plot plans, documents, golf tournament paraphernalia and Christmas decorations. The exterior deteriorating wood siding has been replaced with Hardie board. The upper party deck replaced the wooden glulam structures with steel I beams, new decking, four permanent tables and seating areas. The beautiful back deck overlooking Magic Valley Ranch Lake has already had a couple of wedding ceremonies this year. Also, the grill/smoker has been updated with grills, added a clean out door and painted all courtesy of our neighbors Carlos and Martin. If you attended the Clubhouse Open House, then you experienced Chef John's tasty burgers and hot dogs from the clubhouse grill.



NEW HOME BUILDING

Q & A



AVONTI CHAVEZ
SALES COUNSELOR
LAKE RIDGE AT
JOE POOL LAKE

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Q. DO I NEED TO PROVIDE MY OWN PLANS OR DO YOU HAVE PLANS TO CHOOSE FROM?

A. WE HAVE MANY PLANS THAT CAN BE CUSTOMIZED TO FIT YOUR NEEDS BUT IF YOU FIND A PLAN YOU LOVE ONLINE, WE CAN HELP YOU MAKE CUSTOM CHANGES TO MAKE IT YOUR OWN. CONTACT US FOR A NO OBLIGATION QUOTE ON YOUR NEW HOME TODAY.

Q. WHY SHOULD I CHOOSE WINSTON HOMES?

A. WITH OVER 30 YEARS OF EXPERIENCE BUILDING IN DFW, WE VALUE AFFORDABLE HOUSING WITH LONG TERM SUSTAINABILITY FOR OUR CUSTOMERS CHANGING LIFESTYLES. VISIT US IN THE INFORMATION CENTER AT 100 LAKE RIDGE PKWY. 972-495-7607.



About Councilman Chris Parvin

by Councilman Chris Parvin

When I was asked, and agreed to write an article for our Lake Ridge newsletter, I had no idea they expected the article to be *about me*. While I generally have no desire to talk about myself (that's a lie: I am a politician), I guess I will for a brief few moments.

First, we love Lake Ridge. My wife, Toni, two kids (Olivia, 10 & Harrison, 8) make our home in The Bluffs along with two dogs and the bounty of wildlife that live in the wooded area behind our home. We are fortunate to have a view atop one of the neighborhood hills that stretches well into the southwest where we can see Ellis County and Johnson County. Our home is our sanctuary and we believe there's no place as peaceful or as beautiful anywhere in Dallas County as right here in Lake Ridge. As an additional blessing, my mother (Georgia Calloway) and step-sister (Magan Thiel and her family) live only a few minutes away, also here in Lake Ridge. My business partner and former city council member, Wade Emmert, lives only a few blocks away, also in Lake Ridge. Countless friends and neighbors also make this development home. For all those reasons and many more, we couldn't dream of a better place to live.

As some know about me, my family has been in Cedar Hill for over 150 years. In the mid 1800s, my great-grandfather settled in this community. Our family has been here continuously since then and I am the 5th generation to call this community home. As some are aware, the local city library is named in honor of my great-grandmother, Zula B. Wylie. Our entire family loves this community and are honored to still be a part of it. Making Cedar Hill home was never demanded by my family, but something we quickly decided. The people of our city, wonderful city employees, volunteers, and countless community organizations make it easy (and immensely rewarding) to serve on the Cedar Hill City Council. I was first elected in 2009 and currently serving my third term in office. I love this city and will continue as long as our citizens feel I am worthy of their vote. As all of our council members have, I've committed to serving with dedication, integrity, and passion to make our city the best it can be.

To my wife's occasional chagrin, I have several jobs. First and foremost, I am a Board Certified estates and

probate lawyer. I am thankful to manage the law firm of Emmert & Parvin in Dallas where we have a very dedicated and talented group of lawyers and staff helping Texas families. Second, because I am a caffeine addict, several years ago I opened a little coffee shop up the road, White Rhino Coffee. You should try it. The best coffee and pie anywhere, guaranteed. Third, I am grateful to teach at the Texas A&M University School of Law where I co-direct a clinical program to train young lawyers in estate planning. While some (like my wife, and my mother) may believe I have too much going on, I love it. I am thankful that, while some may be out of work, I've been blessed with an abundance of it.



As one of your local city council members, it is important to me that you are involved in the direction of our City. In the coming year or so, we will have several important decisions to consider. The construction of a new library and expansion of certain city parks, and local business developments are critical for the continued success of our City. As you begin to hear more about these issues, I encourage you to be involved, ask questions, and strongly consider the direction you desire for Cedar Hill. If you would like to serve the City as a volunteer, please feel free to contact me and I will connect you. My family is committed to doing all we can to make Cedar Hill a better place, with strong values and a distinctive small-town feel, where all citizens feel welcome and at home. Lake Ridge is a critical component of the direction of our City and I invite your comments and involvement. As my neighbors, your opinion is important to me.



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Halloween Tips for your Pet



Halloween is right around the corner and will be here before you know it! This can be a fun time of the year for children to get dressed up and go trick-or-treating. While keeping your children safe is a priority, ensure your pets' safety this Halloween too with some simple tips.

1. While pumpkins and decorative corn are considered relatively nontoxic to animals, they can cause upset stomachs if your pet eats one.
2. Carving pumpkins is a Halloween tradition but make sure to keep lit candles out of reach from your pets.
3. No tricks, no treats: The bowl of candy is for the trick-or-treaters, not Fido.
4. Be sure to keep wires and cords from decorations and electric lights away from your pets.
5. Do not dress up your pets in a costume unless you know he or she loves it, otherwise this could cause stress to your pet.
6. If you do dress your pet up, make sure it does not constrict the animal's movement or hearing, or impede his ability to breathe. It might be a good idea to try the costume on before Halloween to ensure it doesn't stress your pet out or cause an allergic reaction.
7. If your pet is not the most social animal, they should hang out in a separate room away from all the commotion during trick-or-treating hours. Encountering too many strangers during a short period of time can be scary or stressful to a pet. Better yet, give them the night off and board them!
8. ID's please! Always make sure your pet has the proper identification, whether it's a collar and tags and/or a microchip. If for any reason your pet escapes or becomes lost, this will increase the chances that he or she will be returned to you.

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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New Business in Cedar Hill - September 2016

by Bill Strock

As they say in New Orleans, “Laissez Les Bons Temps Rouler” (let the good times roll) – the good news on the Cedar Hill food front continues.

A developer has purchased the property in front of Home Depot between Chick-Fil-A and Pollo Tropical and has already inked a lease with **McAlister's Deli**. McAlister's has a location in Arlington Highlands and just opened another in Waxahachie. If you haven't tried McAlister's, they are known for their sandwiches, salads, baked potatoes and great iced tea.

Additionally, **R Taco** (also known as Rusty Taco) will open a location in the same development. R Taco has several locations in Dallas and one in Plano. Their menu features handmade tacos (including breakfast tacos), sopapillas, fried fruit tacos, beer and margaritas.

Speaking of tacos (including breakfast tacos and pupusas, tortas, tamales, gorditas and other specialties), **Mama G's Taqueria Y Pupuseria** recently opened in Lakeridge Village at 104 W. Belt Line Road, Suite 7A. I give their pork tacos high marks and am anxious to try their pupusas (and if you're like me and don't know what a pupusa is, google it).

Also new since our last report are two other food purveyors. **The Wood Stack Smoke House** is located at 1435 N. Hwy. 67, Suite 200 (behind Veracruz Café). The reviews on their BBQ have been very high in the on-line media services, consistent with my review and definitely worth giving them a visit.

Krave at 329 West Belt Line offers soft serve frozen yogurt, fresh fruit smoothies, pastries, breakfast sandwiches, lunch sandwiches and a great atmosphere in which to visit and relax. It's getting great reviews as well.

You may also have noticed a new paint job and sign on the former Top Cat location on the west side of Hwy. 67: Coming Soon “**2 Neighbors Grill**” – Southern Food. More information when we have it.

On the retail front, the influx on new stores continues. Under construction in part of two former big box stores on Hwy 67 are **Guitar Center** (the old Best Buy location) and **PetSmart** (the closed Sports Authority location). These retailers are welcome additions to our reputation as a growing regional retail center.

In historic downtown Cedar Hill, there is real excitement building both in the arts and residential resurgence, as well as in unique retail. Four new businesses have opened in that area. **Lavish Retreat Salon & Spa** located at 231 Texas Street is an upscale spa providing a wide range of relaxation treatments from massages and facials to hair care. More information can be found on their website at: <http://lavishretreatsalonandspa.com/>.

The Vintage Arah is a boutique specializing in a unique vintage clothing and accessories. It is located at 109 S. Main St., #100, and more information is available on their website at: <http://thevintagearah.com/>.

S.A.C. Gardens, 107B Main St. Suite 200 offers an interesting selection of succulent and cactus arrangements. More information is available on their website at <https://www.sacgardens.com/pages/about-us>.

Finally, **Sly Cat Gallery**, which has been open for a number of months, exhibits a wide range of art and collectibles in various genres. Look for periodic artists' showings. Sly Cat Gallery is located at 206 South Broad Street. A visit to this unique gallery would be well worth your time. Their website is <http://www.slycatgallery.com/>.



Continued on page 20



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Community News



Cedar Hill Fire Dept. Celebrates 75th Anniversary Saturday, October 15, 2016

Join the Cedar Hill Fire Department in celebration of 75 years of outstanding fire protection and emergency medical services on Saturday Oct. 15 from 10 a.m. to 2 p.m. There will be amazing high tech equipment to see, brave firefighters to meet and lots of food and fun. See one of the first fire trucks in Cedar Hill in its beautiful restored state, a 1924 La France that was placed in service in 1953, after serving the Dallas Fire Dept. for nearly 30 years.

Ghosts, goblins and ghouls invade
historic downtown for
Scare on the Square

**Thursday, October 27, 2016
6:30 - 8:00 pm**

Admission to the festival is always free to children accompanied by a parent or guardian. Guests are encouraged to arrive on time for the storytelling. Please call 972-291-5100 ext. 1084 for more details



Holiday on the Hill Thursday, December 1st

Celebrate the start of the holiday season with us at the annual Holiday on the Hill celebration in Downtown Cedar Hill. Enjoy kids activities including bounce houses, holiday games, festive crafts, live performances on two different stages and the official lighting of the City of Cedar Hill tree.



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**Government Center
to host early voting**

**Times change, but your
vote is always important**

**The Cedar Hill Government Center
will host **Early Voting** for the
November election on:**

- Oct. 24-28 from 8 am to 5 pm**
- Oct. 29 from 7 am to 7 pm**
- Oct. 30 from 1-6 pm**
- Oct. 31 - Nov. 4 from 7 am to 7 pm**



By Tara Powers

Not yet, but we are making great strides in getting there. Where ??? To a neighborhood that is maintained at all levels - keeping our home values high, and our community proud.

**Have you seen the improvements?
Congratulations and Thank You to those
Homeowners that have Upped Their Game - - -
It Really Shows.**

- More lawns being mowed and edged regularly, and yes even watered (as you can see by the green all around us).
- Less trash being thrown out car windows or left on curbs from the trash pick up days
- More homes being maintained, upgraded and updated
- AND more lots being purchased and homes being built

*** See the great article from *D Magazine* in this newsletter (Page 20)

Why aren't we there yet?

- Still have properties that are not being kept up regularly
- Home improvements that need to be done, that impact the entire area
- Improved curb appeal in some cases

Will we ever get to a consistent level of maintenance, is like asking if the community will ever agree on everything - clearly the answer is **NO**.

But, can we continue to improve, continue to take pride in our neighborhood and our personal property?

YES, we can.

Pride and caring is a contagious emotion.

In Memory of

Tribute to John Westmoreland

By: Chad McCurdy

Some of you may be aware that one of our board members, John Westmoreland, recently passed away. John had been diagnosed with lung cancer just last year. In spite of this John continued to work diligently within the community to make it a better place live. For most of us our sole interaction with John was confined to the activities of the Lake Ridge POA. But in attending the services for John we became aware of just how much John impacted those around him. John was very active in his church both locally and with the organizational body. As an architect he completely designed several Nazarene churches and he designed the remodel and additions to countless more. He was really looking forward to completing the medians along the main thoroughfares in Lake Ridge as well as the construction of the new entrances at Lake Ridge Parkway and Mansfield Rd. John, a very determined board member, had a consistent request to get our entrance fountain in the lake, back up and running. It was a topic at almost every meeting. He was a respected member of the board and the community, and will be greatly missed.



This is an excerpt from his obituary as it appeared in the *Dallas Morning News*. It shed a little more light on exactly who John was.

John Sherrill Westmoreland, Jr. "Johnny", 71, was born in Houston, Texas on September 4th, 1944 and joined his Lord and Savior, Jesus Christ on Monday, August 1st, 2016 after a brief but valiant battle with Cancer. John is survived by his loving wife of 50 years, Janice Johnson Westmoreland of Cedar Hill, Texas. John graduated from Texas A&M University in 1967 with undergraduate and graduate degrees in Architecture. He was a Member of The Corps of Cadets and The Singing Cadets during his time in "Aggie Land". He enjoyed a career as a Licensed Member of The American Institute of Architects with a passion for designing churches, homes and medical buildings. John was a man guided by his faith, character, integrity and a never wavering belief in all people doing what is honorable and true.

John Westmoreland

By Bill Pierce

He was well respected in the Lake Ridge board room for his fine judgment and understanding of our community challenges. I got to know John's personal side after we presented the Lake Ridge Clubhouse property tax story to the DCAD. We were well prepared and won our case with a 60% reduction in our appraised tax value. We celebrated the 6:30 a.m. win with a nice breakfast, where I was intrigued at the tales of his Church of the Nazarene Missionary work. At John's Funeral the preacher mentioned that John was active in designing his church and several other Nazarene Church's. His Architectural Engineers design skills were evident. The Church was full with standing room only. John Westmoreland was a good man and will be missed!

Know Thy Builder

by Chad McCurdy

One of the largest investments that most people will ever make is their home. But in spite of being one of the most important investments you make, most homeowners do very little research into the people that will have oversight of this investment. Specifically, I'm talking about the builder you choose to construct your home. There are good builders out there, and it used to be easier to track the business record of builders until the state of Texas did away with the builders registry a few years back. If you are considering building a new home, the best thing you can do is to ask questions. You need to speak to the POA management or the city code inspectors. In smaller cities such as Cedar Hill, you can often contact the City Manager directly. How is this beneficial? They know the builders that have previously created issues for homeowners or the POA or the City. They know the builders that have been banned from obtaining permits because they abandoned construction projects. They know the builders that provided poor oversight resulting in additional expenses to homeowners after the fact. They know the builders that have not honored the warranty on their homes after occupancy. They know which builders have operated under multiple names because of prior business practices. They also know which builders have been sued for fraudulent use of funds, theft of materials, etc.

The city and the POA both maintain an unofficial list of builders and contractors that are persona non-grata in the community. These lists are not published, but when you ask questions you will find out certain people cannot get plans approved, they cannot get permits and they will never be allowed to operate so much as a shovel in the neighborhood. That sounds extreme, but the costs some of these individuals have caused to the association, the community and the city has sometimes gone into the millions. Refusing permits and access to certain individuals is as much for your protection as that of the POA or the city.

We all want to believe that liars and thieves are easy to spot. We all want to believe that we have the ability to spot the dishonest person. The truth is that the best con men appear honest. The best con men know how to gain your confidence. The truth is that the best con men never deny anything they did wrong, but they always have a reason or an excuse that on the surface seems somewhat plausible. The truth is that the best con men are very likable and you would never want to believe that they might steal from you. The truth is, the best thing you can do is to investigate the experience of others that have previously done business with a builder so that you don't make a horrible mistake on one of the biggest investments you will make in your lifetime.



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Neighborhood and Code Manager

by Stacey Graves

Alexis Sartin is the Code Enforcement Officer assigned to the Lake Ridge community. Through community outreach, education, and enforcement she helps Lake Ridge residents maintain a beautiful neighborhood. Neighbors are encouraged to report violations when they see them. The most common violations include high grass, fences, parking on the grass, trash and debris, and trash out too early. Neighbors can file a complaint by going to www.cedarhilltx.com and select “[submit a request.](#)”

Michelle Ebanks is the Neighborhood Services Coordinator. She is your primary point of contact for neighborhood programs and services. It is the vision of her department that every neighborhood be a Premier Neighborhood that encourages positive community among neighbors and improves the quality of life for residents. The City Council continues to support many programs that foster that vision. Some of these programs include the Premier Neighborhood Award, Printing/Postage, Neighborhood Matching Grant, My Neighborhood online, and many more.



Alexis Sartin on left, Michelle Ebanks on right

Please contact Alexis or Michelle should you have any questions at 972.291.5100. Thank you for your efforts in keeping Lake Ridge beautiful!

New Business 2016 - continued from page 14

Finally, Hillside Village continues to attract great new retailers for regional shoppers. **F21Red** and **Bella Brides** are coming later this fall. This will be F21Red's second store to open in DFW. It is designed for “Family-friendly shopping” for the whole family for clothing, “everyday essentials and signature staples.” F21Red is scheduled to open in November. **Grimaldi's** (reported in our last newsletter) is scheduled to open in Hillside Village in November as well.

Also new in Hillside Village since our last report are **Popcorn Junction** and **Next Level Barber Shop**.

Hopefully, even more to report next issue.
LAISSEZ LES BONS TEMPS ROULER!



July 2016

THE HOTTEST MARKET EVER! DALLAS REAL ESTATE 2016

Where to Buy If ...

BY NANCY NICHOLS

CEDAR HILL SHOWS A WILDER SIDE OF DALLAS



... You Are a Nature Lover. Are vast areas of open space important to your mental health? Do you like to take a long hike after work? Want to increase the variety of birds at your backyard feeders? If you answered yes to any of these questions, you should consider living in **Cedar Hill**. Homes there count Cedar Hill State Park, Cedar Mountain Nature Preserve, Joe Pool Lake, and the Dogwood Canyon Audubon Center among their neighbors.

Call it “the Hill Country of Dallas,” where the White Rock Creek Escarpment and flora and fauna from east, west, and central Texas merge just 16 miles south of downtown. If you want to build your own house from the ground up, you can choose your level of privacy; 1- to 5-acre lots are plentiful. You'll also find a wide range of already-built homes priced from \$300,000 to \$1.9 million. Get there now. Dallas is expanding to the south.



Lake Ridge Elementary is **TEAMING** up for Success!

Meet Our Principal

About The New Lake Ridge Leader					
North Garland High School	Beta Club President Head Cheerleader and ESPN NCA Cheer Champion NGHS Homecoming queen				
University of Texas at Austin	Undergraduate Degree Bachelors of Science in Kinesiology -2000		Graduate Degree Masters of Educational Administration UT Principalship Program Cohort 2007		
Linder Elem (PE)	Austin ISD	2 years	1100 students	98% Eco Dis	80% ESL
Cedar Creek Elem (3 rd)	Bastrop ISD	1 year	950 students	95% Eco Dis	70% ESL
Lost Pine Elem (3 rd)	Bastrop ISD	3 years	650 students	95% Eco Dis	70% ESL
Ortega Elem (A.P.)	Austin ISD	1 Year	240 students	98 % Eco Dis	80% ESL
Navarro Elem (A. P)	Lockhart ISD	2 Years	550 students	50% Eco Dis	50% ESL
Associate Supt. Office	Austin ISD	1 Year	30K students		
Cook Elem. (Principal)	Austin ISD	5 Years	985 students	98% Eco Dis	70% ELL
Lake Ridge (Principal)	Cedar Hill ISD		395 students	65% Eco Dis	6% ELL

Lake Ridge Elementary is **TEAMING** up for Success!



Meet Our Principal

Ms. Mills Vision and Goals for Lake Ridge over the next few years....

- I intend to ensure that our faculty is highly trained in the most effective best practices possible to create engaging lessons and learning opportunities for students to excel.
- I intend to ensure that Lake Ridge is a safe, fun and welcoming place where discipline is well managed and learning time is protected by quickly handling disruptive behaviors.
- I intend for every child's needs to be assessed and that we build intervention and/or enrichment opportunities into the weekly schedule for students who are above grade level and not just for strugglers.
- I intend to implement the following:
 - Friday Pep Rallies to honor Students of the Week starting in October
 - Lake Ridge Literacy Leaders: a great program where each 3rd grader is assigned to a Kindergartner to read with each Friday, all 4th Graders will be assigned to a 1st grader and all 5th graders will be assigned a 2nd grader to read with every Friday. This provides leadership opportunities for our 3rd-5th graders and it promotes literacy campus wide
 - STAAR nights to fully inform parents of the way the tests really work and what they can do to support success
 - 800 Word and 1000 Word Challenge- all 2nd -5th Grade students will be challenged to learn the 800 most commonly used words in the English language. Once they master the 800 words, their name will be added to our wall of fame, and they can then attempt the 1,000 word challenge. Students who master these two lists are typically more than prepared to read on and above grade level texts with ease.
 - Spelling Bee
 - Tutorials beginning in January for students in need of help for STAAR tests in April and May
 - Access to Reading A-Z and RAZ kids to promote reading- I am purchasing the subscription for the entire campus (kinder-5th) and students will have access to it from home- Beginning in October
 - Access to Dreambox- a very interactive math online program that continually tracks student progress and provides them with tons of practice towards mastery of skills. I am purchasing it for the campus this year.
 - Boy Scouts- orientation to be held in the next week
 - Staff against student volleyball games as well as parent against student volleyball games

- Fitness nights and hopefully a Lake Ridge running club that meets on some days after school and weekends to do jogs/ runs through Lake Ridge
- Field Trips
- Candy Shop, All Pro-Dad Breakfasts, Popcorn and Pickle Fridays throughout each month
- Field Day
- Winter holiday musical with rocking selections and performances from all grade levels
- Garden Club
- A Business and Industry focus/model will begin this year which will introduce the students to the different types of local and national businesses that exists
- A mock job application and mock job interview for all 3rd-5th graders in the Spring
- An end of year Economics Fair that will allow each 1st – 5th grade class to create and run a business (lemonade stand, greeting cards business, ice cream float business, friendship bracelet business, etc...) At the economics fair, students will have to set up their stand, market their product by making flyers or commercials, or ads, set prices, sell their products and then count their money and determine if they made any profit. This will help them see and feel what it's really like to start and own a business. Parents will be invited to the economics fair. (Much more info to come about our business and industry focus).
- Character Parade- Kids will be allowed to dress up as their favorite book character and write about why they chose the character.
- Veterans' Day Presentation- Honoring our parent Veterans at the Flag Pole

I will continue to keep the community updated on other events or new programs that we will be starting at Lake Ridge!



It's a Great Day to be a Longhorn! -Spread the Word!!!

-Ms. Mills



Follow us on Facebook @ Lake Ridge Leader
<https://www.facebook.com/profile.php?id=100012842417367>

A Note From Your Compliance Coordinator

by Kim Brown

As fall and cooler temperatures arrive it will be the perfect time to do your paint/stain repairs, driveway repairs and other property maintenance that gets put off due to hot or rainy weather.

I have been busy this year with property inspections and ACC requests. I just want to thank those of you who go above and beyond maintaining and improving not only your property, but our Lake Ridge Community.

So far this year I have sent out nearly 2,200 notifications of violations. Some of the most frequent non-compliance issues are:

- Not edging along driveways, sidewalks or trimming around air conditioning units and flower beds
- Weeds and grass in flower beds
- Trailers, boats and RV's not being stored from view
- Needing to stain front and garage doors
- House trim in need of painting
- Cracks in driveways needing repair
- Parking on the lawn
- Mowing - mostly empty lots
- Leaving grass clippings in the street
- Not submitting modifications/alterations of home or land to the ACC for approval

There are many other items not listed, but this list is what I see on a daily basis. If you get a notice from me and need more time to get into compliance, please give me a call. If I don't hear from you, I can only assume you are disregarding your violation which can eventually lead to a fine.

On a positive note, I have been very busy with numerous ACC requests this year. Builders have informed us that they have others in the planning stages. It is great to see construction increasing in Lake Ridge!

Here is a list of ACC approvals so far this year:

- 32 New Homes approved for construction
- 12 Pools
- 11 Fences
- 7 Patios/Arbors/Balconies
- 5 Sheds
- 4 Solar Panels
- 3 Detached Garages
- 2 Other

Keep Lake Ridge beautiful and thriving by doing your part to stay in compliance!



A Quick Reference of all the amazing food that is available in Cedar Hill. Please utilize this page for your convenience as you ponder . . . **What's for Dinner?**

Akita Hibachi Shushi & Bar	416 N Hwy 67
Applebee's Neighborhood Grill	649 Uptown Blvd.
Avocado California Roll & Sushi	305 W FM 1382 #422
Azteca Mexican Restauraunt	130 S. Clark Rd.
Babe's Chicken	200 S Main St
Bamboo Palace	949 N Hwy 67 #389
Buffalo Wild Wings #102	430 E. Pleasant Run Rd.
Burger Island	104 W Belt Line Rd #11
Burger King	106 S Hwy 67
Campuzanos	213 W. Beltline Rd.
Cancuns	531 E. Belt Line Rd
Cedar Hill Chicken	389 N Hwy 67
Chapas Tacos	244 S Hwy 67
Chapps Café	140 W. FM 1382, #200
Chic-fil-a	387 E. FM 1382
Chicken Express	389 N. Hwy 67
Chilis Grill & Bar	376 N. Hwy 67
Chipotle #1889	398 E FM 1382
Christopher's Smokehouse BBQ	107 Main St
CiCi's Pizza	140 W. FM 1382, #140
Cotton Patch	124 W. Beltline Rd. #3
Cupcake Company	109 B Main St
Dairy Queen	303 Cooper Street
David's Seafood	350 E. FM 1382
Dick's Uptown Café	610 Uptown Blvd #100
Dixie Donuts	104 W. Beltline Rd #7
Domino's Pizza	103-K E. Beltline Rd.
Donutlicious	804 E. Belt Line #103
Dunkin Donuts	650 Uptown Blvd.
Firehouse Subs	352 N Hwy 67 Ste C
Five Guys	398 E FM 1382 #A
Fuzzy's Taco Shop	241 E FM 1382 Ste 317
Great American Cookie	305 W FM 1382 #722
Henderson Chicken	635 E Pleasant Run #A
IHOP	205 E. FM 1382
Jack-in-the-Box	412 N. Hwy 67
Jessica's Garden Tea Room	612 Cedar St.
Joe's Crab Shack	735 N. Hwy 67
KFC	216 E. FM 1382
King China	125 N. Clark Rd. Ste #100
Krave	329 W Belt Line Rd
Krispy Kreme	222 E. FM 1382
Little Caesars Pizza 1361-4	125 N Clark Rd.#106
Los Tapatios	1030 N. Hwy 67
Marble Slab Creamery	374 E. FM 1382, B
Mason's Chicken n Seafood	445 E. FM 1382, #7
McDonald's @Hwy67&1382	201 E. FM 1382

McDonald's, WalMart.S.C.	621 Uptown Blvd.
Menchie's Hillside Village	305 W. FM1382
Mister James	108 W Belt Line #6
Moon Wok	140 W. FM 1382, #175
Mr. Jim's Pizza	241 E. FM 1382, #316
Nothing Bundt Cakes	352 N Hwy 67 Ste B
Old Chicago	436 N Hwy 67
Panda Express#997	455 E. FM 1382, Suite B
Panera, LLC	416 E. Pleasant Run Rd., #A
Papa John's Pizza	105 E Belt Line #800
Papa Murphy's Pizza	642 Uptown Blvd #120
Pizza Hut # 744136	445 E. FM 1382, #4
Plato Loco	221 E. FM 1382, #100
Pollo Tropical	401 N Hwy 67
Popeye's	226 E. FM 1382
Razzoo's Cajun Café	305 W FM 1382 #401
Red Robin	229 N. Hwy 67
Romano's Macaroni Grill	388 N. Hwy 67
Royal's Fried Chicken	140 S Clark Rd
Saltgrass Steakhouse	747 N. Hwy 67
Sam's Pizza & Pasta	301 Cedar Street
Schlotsky's Deli	207 E. FM 1382
Shalom Donut	320 S. Clark Rd. #C
Smoothie Factory	329 N Hwy 67 #100
Sonic	381 N. Hwy 67
Soulman's Bar-B-Q	124 N. Hwy 67
Starbucks #6375	455 E. FM 1382, #1
Starbucks, Super Target T-1836	739 N. Hwy 67
Subway	241 E. FM 1382, #308
Suzushii Sushi & Grill	638 Uptown Blvd #120
Taco Bell #5208	395 N. Hwy 67
Taco Bueno Restraunts L.P.#3158	445 N. Clark Rd
TGI Friday's #433	311 N Clark Rd
Ton's	223 E. FM 1382, #137
Trios Grill	316 Cooper St
Veracruz Café	1427 N. Hwy 67, Ste 100
Wendy's	404 E. FM 1382
Wetzel's Pretzels at Cedar Hill	305 W FM 1382 #802
What-A-Burger	211 E. FM 1382
White Rhino	230 W. Beltline Rd.
Williams Chicken	126 S. Hwy 67
Wingstop	104 W. Beltline Rd., #4
Woodstack Smoke House	1435 N Hwy 67 # 200
Yummiberry	305 W FM 1382 #600

