



# COMMUNITY NEWS

A PUBLICATION FOR RESIDENTS OF THE LAKE RIDGE COMMUNITY

SPRING 2017

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## 2017 Annual Meeting Review

By Tara Powers

The Property Owner's Associate annual meeting was held on March 9 at Lake Ridge Elementary School.

Thank you to the homeowners who attended. Your participation is always appreciated.

The meeting was called to order by President of the board, Chad McCurdy. The 2016 annual meeting minutes were approved and the meeting for 2017 began.

Introductions of the board were made, followed by short self-introductions of 2 city council members, Daniel Haydin and Clifford Shaw, and 2 candidates running for the school board, Gayle Sims and Dawn Miller.

Chad gave an overall review of the management report which included:

- Operations which includes specific data on Lake Ridge, audit activity, new home submittals, Lake Ridge website updates, and normal operational activity
- Landscape review
- Financial reports
- Correspondence
- Miscellaneous which included
  - Repair updates on Golden Pond Dam
  - Clubhouse updates on repairs and use
  - Community mailings and newsletters
  - Communications with city
  - Budgets for Lake Ridge and the 7 gated communities

Introductions of the current and potential board members running for election for 2017:

- Current incumbent: Bill Braas, Nancy Durant, Chad McCurdy, John Marinos, Tara Powers
- New candidates: Denise Canales, John Monroe

Votes were taken by all in attendance. Results were tabulated on Friday and the new board members for 2017 will be:

- Bill Braas, Chad McCurdy, Tara Powers, Bill Pierce, John Marinos, Kay Davidson and Denise Canales.

Chad continued the meeting with an update on the 9<sup>th</sup> Annual Charity Golf Tournament Review (see article in newsletter).

# Lake Ridge Financial Update

by Bill Braas, Treasurer

**W**e have now completed another financial year for the Association so we wanted to provide you with a quick update on our results. Here are a few financial indicators that show our Association is financially alive and well:

1. We were under budget in 2016 on our overall operating expenses by approximately \$28,000. This is due to the hard work by Carolyn and her staff at controlling costs and constantly looking for ways to save money.
2. Past due owner assessments plus interest continue to be pursued and collected. For 2016, we collected \$26,388 in past due assessments plus interest. Yes we do charge and collect interest on unpaid owner assessments.
3. Legal Fees charged to owners in connection with unpaid assessments also continue to be collected. Last year we collected \$8,695 of these legal fees. Legal fees are not a budgeted expense and have to be paid by the Association from our available funds.
4. We currently have \$23,052 uncollected for the 2016 assessment. This represents 92 owners. In addition, there is \$7,065 outstanding for the enhancement fee.
5. The POA generated \$32,250 of additional income in 2016 from renting out offices at the Clubhouse. In addition, events held resulted in an additional \$5,612 of income. Plus another annual savings from ownership of the building is that we no longer pay monthly rent for our POA offices. That was costing us \$1,000 a month. All of this additional income and expense savings has more than covered the operating cost for the building.

We are on the right path, and with continued expense management and collections, we expect to have another positive year in 2017.

## ***CLUBHOUSE AVAILABLE TO RENT***

Reminder that the Lake Ridge Clubhouse is available to rent. Only residents of Lake Ridge will be allowed to rent the facilities.

We are booking baby showers, wedding showers, business training sessions, graduation parties, and etc. so do not wait until the last minute. You need to book at least 30 days in advance.

Call or email the office for more details at 972-299-5270 or to obtain a copy of the rental agreement. Email

[kbrown@cmamanagement.com](mailto:kbrown@cmamanagement.com) or login to [www.lakeridgepoa.org](http://www.lakeridgepoa.org)



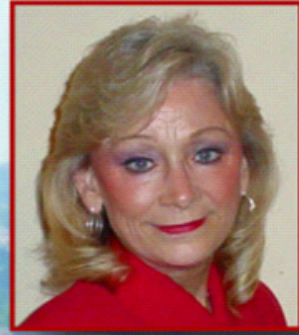
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### **IMPORTANT NUMBERS**

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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McCurdy, Bill Pierce, Tara Powers,  
Steve Schell and Bill Strock

**2017 Annual Meeting Review** - continued from page 1

We were fortunate to have many city officials at the meeting. Greg Porter, Elias Sassoon, Stacey Graves, Tammie Cooper, Joe Komisarz, and Steve Schell. Updates were given on the Mansfield Road project, including expected completion and description of the final look.

Q & A sheets were collected -- all questions are being answered in a different article in the newsletter.

Emergency Communications plan was discussed by Bill Pierce.

Cert Representative Gordon Furbush gave a brief review of actions being taken for emergency communication. He also informed the attendees about CERT "Community Emergency Response Team" and opportunities to be a part of the program.

Tammie Cooper, with CHPD, was in attendance and spoke of the COP (Citizens on Patrol program). The next training session will be held this coming fall.

The annual drawing for ½ assessments was done and the winner was Mary Allen; the name drawn from all proxies submitted was Dallas Rahn.

The meeting was adjourned.

**Power out? Don't call the city, text Oncor\***

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# Questions & Answers from the POA of Lake Ridge

## March 9, 2017 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***

### Homeowner Questions:

**Q: We hear gunshots several times a week off of Prairie View. Where is this coming from and is the HOA doing anything about it to eradicate this issue?**

A: There is a police firing range south of Lake Ridge; however, if a homeowner hears gunfire they should call 972-223-6111 and report it.

**Q: What is the minimum square footage requirement to build a home in Lake Ridge?**

A: This depends on the section where the property is located. The minimum square footage is 2,500 and in some gated communities the minimum is between 3,000 and 3,500 square feet. The CC&Rs can be found on the web at [www.lakeridgepoa.org](http://www.lakeridgepoa.org).

**Q: When were the rules adopted?**

A: The Rules and Regulations were adopted February 22, 2017.

**Q: Do new rules apply to existing houses?**

A: We would need to have specifics, but for the most part existing homes should be “grandfathered” into some of the original rules. There are some items such as fences (as they require replacement) may require a different type of fence.

**Q: Why does it take so long for lots to get cut that have no owners?**

A: All lots that are not in compliance are sent notices. There is a fining policy that we must follow, which takes time. We also work with the different cities to actually get the lots mowed when owners fail to maintain their property to avoid any cost to the association. This takes longer, but they have more direct means to collect the fees from property owners. If there is a specific lot you are concerned with, please send us a picture and the lot number. In most cases they are probably already in our process.

**Q: Why don't the COPs drive on the Grand Prairie side? We've never seen them.**

A: The Cedar Hill and Grand Prairie COPs met in early March. Cedar Hill COPs will be patrolling the Grand Prairie portion of Lake Ridge in the future.

**Q: Littering is a serious problem in our community. Can something be done about it?**

A: The association budgeted for 10 hours a week for trash pick up. Some of the local residents take trash bags with them during their walks, and being community minded, pick up trash as they walk the community. It is unfortunate that people choose to be litterbugs.

**Q: Wondering why we have to pay HILCO when others in Lake Ridge get to choose their electricity provider?**

A: The power lines in sections 15 through 23 are owned by HILCO Coop, and power to choose is not allowed.

**Q: How will the operation of the fountain for the pond be funded?**

A: When Lake Ridge was first developed there was a fountain in the lake. The funding will come from the annual Lake Ridge budget just as it did originally.

Continued on page 10

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# Spring New Business in Cedar Hill

by Bill Strock

In our Fall 2016 report we mentioned some soon-to-be-open restaurants including **Grimaldi's** in Hillside Village and **2 Neighbors Cafe** on Highway 67 (Southern home cooking). Both are now open as well as the **Jason's Deli** on Pleasant Run. 2 Neighbors Cafe now has a website, [www.2neighborscafe.com](http://www.2neighborscafe.com). Still in the construction phase are **McAlister's Deli** and **R Taco** on FM 1382 (in front of Home Depot), although they appear to be closing in on completion.

Also under construction and soon to open in the old Braum's space on E. Belt Line is a new concept restaurant called **Crackin' Shack**. Their specialty is "Cajun fusion seafood" along with a daiquiri bar, beer and wine. Their draft menu is very interesting with a variety of Cajun chef specialties including crawfish etoufee, a selection of Po'boys, something called "Crackin Bags", as well as chicken wings and chicken tenders (plus a variety of sides).

Another future dining spot that sounds promising is **Wing Bucket** which will take over the old Matt's location in Hillside Village. Wing Bucket is a locally-owned concept which currently has a location in Downtown Dallas, one in Richardson with new locations coming to Fort Worth in addition to Cedar Hill. It has been getting very strong reviews in the media for its "jumbo wings", "massive-sized tenderloins" and ribs. They also feature fried chicken sandwiches, chicken & waffles, along with a selection of salads. Their website is [www.wingbucket.com](http://www.wingbucket.com).

Finally, Cedar Hill is getting a **Hooter's**. It is going to be located off Uptown Boulevard across from Walmart. It appears Cedar Hill has been discovered. Enough said. Their website is [www.hooters.com](http://www.hooters.com).

We will soon have a 90-room **Fairfield Inn by Marriott** which will be constructed between Clark Road and Uptown Boulevard behind the 610 Uptown Building. Also, at the corner of Strauss Road and FM 1382, construction will soon begin on an upscale 300-unit apartment complex with associated retail. This project will be another great addition to the city which will support further quality retail and restaurant development.

On the retail front, there is a new home furniture store, **Home Zone**, which has taken over the old Conn's space next door to the Kroger store on Hwy. 1382. Their website is [www.homezonefurniture.com](http://www.homezonefurniture.com).

Hillside Village has added a **Fans United** store. It is a new concept for the sale of local high school merchandise as well as licensed apparel for the Cowboys, Rangers, Stars, Mavericks and FC Dallas, plus area colleges and universities. It also welcomed **Bella Brides**, a premiere boutique for bridal, prom and special occasion gowns and accessories. Finally, **Tuesday Morning** will soon move from its location near Penny's to a new location near Dick's in Hillside Village where it will continue to offer upscale, name brand closeouts at great savings.

Retail and restaurants continue to identify Cedar Hill as a growing regional shopping & dining center.



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**For your convenience, book a 30 minute or 1 hour reflexology session at your neighborhood clubhouse at 100 Lake Ridge Parkway on Monday's from 9am-5pm. Please call or email for an appointment.**

# Mansfield Road Improvement Update

by Steve Schell, Cedar Hill Project Manager

The Mansfield Road Improvements construction has made great progress since the start of construction in October 2015. The construction is ahead of schedule, and we anticipate substantial completion by late summer 2017.

The original two lane winding asphalt road lacked sidewalks, had outdated water lines, outdated and/or inadequate storm drainage, sparse street lighting, and no intersection signal lights on either Mansfield Road at Lakeview Drive or Lake Ridge Parkway intersections.

The improvements include: a 4-lane divided reinforced concrete road with dedicated bike lanes; a 12-foot concrete hike and bike trail; and more than 13,000 feet of new water mains, 4,000 feet of new sanitary sewer mains, and 10,000 feet of underground storm sewer pipes. The new bridge over Baggett Branch Creek will replace the old box culverts. Fifty-four (54) new street lights will be installed in the street median. New intersection signal lights on Mansfield Road at Lakeview Drive and Lake Ridge Parkway are also included as part of the project. All of these and more while still maintaining traffic!

In an effort to preserve and cooperate with the natural beauty of the area, and as part of the traffic calming plan, over 600 trees will be installed. These trees include: Burr Oaks, Cedar Elm, Common Persimmon, Shumard Red Oak, Eastern Red Cedar, and Texas Red Bud, among others. Between Anderson Road and Lakeview Drive, we sloped the hills on the north side of the hike and bike trail. In these sloped areas, we will plant a mixture of 36

native grasses and wildflowers, including Texas Blue Bonnets.

Subsequent to the start of this project, the City hired a consultant to evaluate and recommend guidelines to standardize City facility signage and City entry feature monuments. The original proposed Cedar Hill Monument slated to be installed at the Lake Ridge Parkway and Mansfield Road intersection did not match the new updated design guidelines which recently have been adopted by the City Council. The City is exploring options for the installation of this Monument which will adhere to new design guidelines. We are hopeful the construction of the monument will begin later this summer and be complete by the fall of 2017.

Although much of the street pavement has been completed, there is still a lot of work remaining. The construction speed limit remains 35 MPH. Please help us ensure the safety of the project, the traveling public, and the

various construction workers involved in constructing these roadway improvement. Your compliance with the speed limit and cautious driving is requested and greatly appreciated.



Top: New signal light at Lake Ridge Parkway and Mansfield Road  
Bottom: Bridge construction anticipated to be complete soon.



**Q: What is the future development for Mansfield area in the next 10 to 50 years?**

A: Lake Ridge does not have any areas that include Mansfield.

**Q: Why are building codes not enforced on all builders?**

A: The POA follows the same protocol and process for all builders. If you have a concern with a specific property you should contact Carolyn at Lake Ridge POA. If your concern is with actual building codes, you can speak with the code enforcement for your city. We do have three different city borders that encompass Lake Ridge and there are differences in their building codes. We would need to know which city you are concerned with to direct you to the correct entity. We are happy to discuss this further.

**Q: Why money is spent first and then you ask for approval 2<sup>nd</sup>?**

A: If this is in reference to the projects that are part of the beautification fee, they were all presented at the meeting where the fee was voted upon. Outside of this the elected board is responsible for keeping Lake Ridge a premier community. Along with this responsibility comes the need to make decisions to ensure this happens. The board works within the budget that is approved based on annual assessment fees as well as the enhancement fee. Information on upcoming annual expenditures is always discussed at the annual meetings, so that all homeowners are aware.

**Q: Are sponsors getting special privileges?**

A: No, sponsors are not getting any special privileges. They are held to the same standards as all other builders. The builders are sent notice of any violations according to the construction policy.

**Q: Would it be more cost effective to have our own landscape and mowing crew? Buy equipment and employ personnel to run the operation. Big outlay at first, but over time might be cost effective and Lake Ridge would benefit.**

A: Thank you for the suggestion. We will look at the cost. Some things to consider are that the landscaper maintains more communities than just ours. There are numerous costs beyond the equipment such as social security, benefits and insurance. The landscaper spreads those costs across numerous customers. Because we are a commercial customer we would also need to hold certain licenses as well. The current landscape company employs a licensed irrigator and licensed chemical applicator. Even if we had our own equipment there are several things that we would still need outside expertise to perform.

**City Questions**

**Q. What is the plan to take care of Texas Plume that goes from Mt Lebanon to Lake Ridge Parkway?**

A. It will be closed sometime in April for one to two weeks for base repairs and subsequently an overlay. The limits of the work are from Lorch Park to the Mt. Lebanon Baptist Encampment entrance.

**Q. Is there a way to opt for the old trash program or adapt for the trash needs of residences the size of Lake Ridge homes?**

A. No, you cannot opt into the old program for trash collection. The City of Cedar Hill asked Waste Management to control cost and make the pick-up process more reliable. Waste Management responded by introducing new trucks that utilize an automated collection process that requires a specific trash cart. The new automated collection trucks do not rely on helpers that were one of the prime causes for missed pickups and delays in the past. The new carts should be delivered soon since the manual collection will not occur after June 5. If the one cart provided to residents at no cost is routinely insufficient for the volume of trash at a residence, additional carts may be rented for \$3 each per month.

Continued on page 15



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| Orthopedic Care            |                             |

# Lake Ridge Real Estate Updates

by Elaine Cook, Realtor - A&A Real Estate Services

**H**ow are we selling? We are selling very well. Some fun facts --- houses with pools under 3000 square feet are selling for \$124.54 per square foot and gated as much as \$167 per square foot.

As of this writing there are 24 houses for sale ranging in price from \$323,000 to \$2,700,000 with the average price per square foot being \$121.29. If I factor out the house at \$2.7 million, the price per square foot is \$115.97. If you are following the Lake Ridge market you know that this is a strong showing. The # of days on the market, not including incomplete houses, is 80 days with some taking much less and some taking much longer. Over the last 90 days, 25 Lake Ridge houses have changed owners through multiple listing service and realtors, and that does not include private sales.

Looking strictly at the numbers:

- Homes on the market an average of 80 days
- Current stats---24 homes for sale and 25 sold in 90 days.
- Indicates a supply adequate to the demand.
- We are entering spring a time when Lake Ridge looks it's best and people start planning for summer moves I would expect an uptick in the next 90 -120 days both in price and speed.

Helpful hints on selling —

Details that can impact your ability to sell your home:


- If the house is not detailed clean
- If the house has any kind of odor other than fresh and clean
- If there are necessary repairs visible
- If the yard is not groomed or has obstacles or obvious concerns

If you want to sell take a look at your house from Joe and Jane Doe's perspective. If you do that, and are honest, you may discover that there are ways to make your house more appealing to the buying public and the next buyer.

Lake Ridge new builds are holding strong—we have 61 homes under construction at this time. In 2016 there were 51 homes submitted for ACC review and 57 submittals for pools, fences, detached structures, etc. I have seen a larger number of calls on vacant land in Lake Ridge and according to the association manager 241 properties have changed ownership in 2016. There are 161 vacant lots for sale on mls (some of these have expired) plus a number of lots for sale by owner. On mls the prices range from \$29,900 for one lot to \$1,750,000 for several lots combined. Note both Cedar Hill and Grand Prairie have increased the minimum square footage to 2500. If you are looking to build be sure to check the city codes as well as the covenants conditions and restrictions.

As I say so often ---“ Lake Ridge is a great place to live.”  
Have a great Day!

Elaine S Cook Realtor  
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# New Green and Clean Solid Waste Collection Processes Coming Soon

by Joe Komisarz, Cedar Hill Utility Service Manager

**E**ffective June 5, Waste Management, will introduce operational and process improvements designed to promote cleaner streets and neighborhoods, improve service consistency and be more environmentally friendly. The improvements incorporate the latest collection technology, reduce staff costs and provide more value to customers. More detailed information regarding the upcoming improvements is available in the City's monthly utility newsletters, the City's web page under Utility Services, at neighborhood and public meetings and in social media releases set to begin in April. Highlights of the upcoming improvements are below.



Waste Management will transition its existing fleet of rear end load diesel trucks to a new fleet of all new, fully automated, Compressed Natural Gas (CNG) fueled collection trucks. These vehicles are:

- **Cleaner:** Cedar Hill leads in green, environmentally friendly, sustainable initiatives and the City will receive new CNG fueled vehicles which emit significantly less hydrocarbons, oxides of nitrogen, carbon monoxide and carbon dioxide than their diesel fueled counterparts.
- **Quieter:** CNG trucks are up to 50% less noisy than diesel trucks significantly reducing neighborhood noise.
- **More Consistent, Reliable and Speedier Service:** The automated side load (ASL) vehicles operate with one employee instead of three, and as a result are much less likely to experience schedule delays or missed routes. Neighborhoods are collected more quickly through automated collections.
- **Safer:** Fewer staff will reduce workers compensation claims which will help hold down contract costs through lower insurance and personnel costs.

Waste Management will acquire, distribute and maintain 96-gallon carts for residential trash collection as they do currently for recycling.

- **Cleaner Community:** Issuing carts for trash eliminates bags set out on the street which are unsightly as well as a nuisance in that they attract birds and stray animals which can scatter the trash in the community. The lidded carts also reduce foul odors emanating from trash bags lying about.
- **Speedier Service:** The ASL trucks move through the community much more quickly since there's no need for workers to stop and collect bags.

The use of carts will provide a cleaner, safer environment by ensuring that all trash and recyclable material is contained for collection, and after **June 5, 2017, no plastic bags or other items left outside the trash or recycle containers will be collected during the weekly trash and recycling collection.**

- Carts will be required for trash just as they are now for recycling.
- The first trash container will be provided at no additional cost, as recycling carts are today.
- Trash carts will be distributed to residential addresses city-wide in May. Instructions for use will be attached to the container and will also be available online at <http://cedarhilltx.com/>
- Customers who currently rent a single Waste Management trash container for \$3 per month will no longer be charged after June 5, 2017. If desired, additional trash and recycling containers can be rented from Waste Management for \$3 per month.

Bulky items will be collected at residential addresses monthly in conjunction with brush pick-up. Residents may also call for a second collection each month should they need to do so. Bulk item limits will increase from 1 item to 4 cubic yards.

To adequately cover the cost of providing these services and to accommodate these improvements, the rate for collection and processing services will increase approximately \$2 per account, per month beginning June 5, 2017.

FAQ's and additional information regarding these upcoming improvements can be found at <http://cedarhilltx.com/> under Utility Services

# Lake Ridge Charitable Foundation

by Kay Davidson

The Lake Ridge Charitable Foundation held its 9th annual golf tournament on November 5, 2016. What a beautiful day it turned out to be for all of the players and volunteers. With over 100 players, this tournament is one of the largest that is held at Tangle Ridge Golf Course and from what the pro tells us, one of the most fun events of the year!

Lake Ridge Charity Foundation was founded about nine years ago when a few residents decided it would be fun to host a golf tournament. Before we knew it, the tournament had turned into a charity event and we were off and running from that point on.

We soon developed a mission statement to express the purpose for this event:

***“To allow the Lake Ridge Charitable Organization the ability to reach out to the local community, create awareness of all Lake Ridge has to offer, and create immense goodwill towards our neighborhood and the community.”***

We have learned that the personal reward of giving in terms of sponsor donations or a volunteer’s time is extremely gratifying, especially when all the proceeds are given back to the needs of the community. The tournament allows our neighborhood to reach out to the local community, create awareness of all Lake Ridge has to offer, creates immense goodwill towards our neighborhood and at zero cost to the association.

Thanks to our sponsors and golfers the foundation has donated \$129,114.75.

The 2017 Lake Ridge Charity Foundation, Inc. will hold the 10<sup>th</sup> annual golf tournament on November 4, 2017 so mark your calendars now and be sure to come out and join the fun.



*Some of the golf sponsors at Christmas Party*



The Property Owners Association of Lake Ridge currently has office space for rent. Please contact Carolyn Rollwitz at 972-299-5270 for more information.



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**Q: When are bike riders going to be required to use the “beautiful” and probably “expensive” bike trails?**

A: The association did not spend any money to build the paths and much of the cost was paid for with federal grants. Under state law bicycle riders cannot be prohibited from the use of roadways within public rights-of-way. We encourage them to use the trails and while they may decide to remain in the roadway, we have many walkers, joggers, bicyclers, etc. who are using the trails.

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

**Q There is no lighting at the beautiful playground on Lakeview. Any plans to add some?**

A: This is a city park and not owned by Lake Ridge. We will discuss lighting with city officials.

**Q It would be great if we could organize community litter pickup several times a year**

A: We encourage anyone out in the community to pick up garbage as they are walking around. If there are large concentrations of bulk items disposed somewhere, please let us know so that can be addressed

**Q The requirements of the contractors need to be addressed so they do not leave grass on the streets and leave uncut areas.**

A: Is there a specific area you are concerned with? Please send us a picture and a lot number or an address.

**Q Adhere to and maintain building and maintenance standards.**

A: Is there a specific area you are concerned with? Please send us a picture and a lot number or an address.

**Q Is the HOA considering adding tennis courts to the community? Pickle ball courts also.**

A: We currently have no plans for this. We have discussed it on a couple of occasions, but we would need to take a vote on this matter.

**Q. We would like to see a new sign at the south entrance of Lake Ridge or off of Highway 67**

A. That intersection and median is controlled by the City. We may discuss that as part of the bond package improvements.

**Q. Will the HOA consider surveillance cameras at the front and south entrance of Lake Ridge since there will be more traffic with the completion of Mansfield road?**

A. We do not currently have any plans for cameras. We will discuss with the city if they have any such plans.

**Q. Would like to see a fountain in Ridge View pond and restock as well.**

A. We will investigate the amount of fish in the pond. There is no infrastructure to put a fountain in that pond so it would require an assessment and a special vote to fund. If there are enough petitioners we will address this.

**Q. Medians need weeding and appropriate landscaping.**

A. Is there a specific area you are concerned with? Please send us a picture and a lot number or an address.

**Q. Better compliance of neighborhood ordinances.**

A. Is there a specific area you are concerned with? Please send us a picture and a lot number or an address

Continued on page 20

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# Window Shopping

by Tammie Cooper

**E**ach year over \$1.25 billion in personal items and accessories are stolen from vehicles in about 1.85 million thefts nationwide according to the most recent statistics. By employing some basic precautions we can attempt to minimize these "window shopping" thefts. Remember, it only takes seconds for a thief to take what they want, so don't give them the opportunity!

## **Lock your doors!**

While this piece of advice seems like common sense, up to a quarter of vehicle thefts nationally are from unlocked cars, according to statistics available from law enforcement agencies. Even if you're running into the store for a quick cup of coffee on a cold winters day or a hot summer afternoon, that's too long to leave your vehicle's contents open for the taking. Simply locking the doors will deter those who might just be waiting around for an easy target.

## **Keep it neat!**

Almost any seemingly worthless personal item that's visible from the outside -- even an empty shopping bag -- could be seen as a carrier of valuables. Don't leave anything in plain sight, no matter what you think the value to be. If you have a wagon or SUV that leaves your cargo area on display, consider getting a cover. Most of these vehicles can be fitted with inexpensive retractable covers to help keep shopping bags or other belongings out of sight.



---

## **Questions & Answers-Annual Meeting** - continued from page 15

### **Q. We need an independent audit.**

A. The financials are audited each year. A copy of the audit is available in the POA office for anyone who would like to see.

### **Q. I would like to see more neighborhood activities to build better relationships and more Lake Ridge Pride.**

A. We are also open to any neighbor who would like to start an activity. We have a small group of volunteers and taking on additional activities would require additional volunteers.

### **Q. Why not encourage Lake Ridge clubs, activities, and hobbyists, to send in pictures to Carolyn so she can post pics of all the interesting neighbors who live at Lake Ridge on a website? Example: Lake Ridge Book Club/monthly – Ladies of Lake Ridge/unknown – walking neighbors/weekly**

A. Thank you for the suggestion. It is something that we will look into. The biggest challenge would be the man hours necessary to update and maintain the site.

## FROM THE LAKE RIDGE BOARD OF DIRECTORS . . .

We wanted to introduce you to the newest member of the Lake Ridge Board of Directors, Kay Davidson. She was born in San Angelo, TX but grew up from age 3 months in Cape Girardeau, MO.

She graduated with a BS from Southeast Missouri State University with a double major in Speech Pathology and Elementary Education in 1972.

Kay has been married for 46 years to her husband, Lynn Davidson. They have 2 children: Brent and family who reside in Grapevine, TX; Kari and family who reside in Keller, TX plus 6 grandchildren (ages from 15, 12, 7, 6, 4, 2).

Kay was a speech pathologist and worked as a private contractor for a VA Hospital in Little Rock, Arkansas, and in schools systems for Arkansas, Oklahoma, and Texas. She was also a middle school teacher in Arlington, TX.

Kay has resided in Lake Ridge since 2006. "After retiring in 2006, we wanted to move to a less congested area and be around what we enjoy. Lake Ridge fit the bill with wildlife, open spaces, lots of trees and vegetation. We have made wonderful friends since our move from Arlington and value the special place of Lake Ridge", says Kay.

Both Kay and Lynn are involved with the Lake Ridge Charitable Foundation and the annual golf tournament that is held each year in November. "I have learned the value of giving back to community and strengthening the ties of our wonderful neighborhood to the rest of our community."

"I look forward to serving on the POLAR board to address the challenges and opportunities of our neighborhood."



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## **DID YOU KNOW THERE'S MUCH TO DO IN CEDAR HILL.....**

by Tara Powers

### **THE PARKS AND RECREATION DEPARTMENT HAVE AN INCREDIBLE ASSORTMENT OF ACTIVITIES FOR ALL**

- The Cedar Hill Parks and Recreation Department offers a variety of special events for people of all ages. Many of these events are long standing Cedar Hill traditions. The events are open to residents and non-residents alike. Check the website for specifics
  - APRIL: CH CREATIVE ARTS FESTIVAL  
MIRACLE WEEK-END EASTER EGG HUNT  
EARTH FEST
  - JUNE: MUSIC IN THE PARK CONCERT SERIES  
KID FISH TOURNAMENT
  - JULY: NATION PARKS AND REC MONTH
  - AUG: PAWS IN THE POOL-OOZA
  - OCT: COUNTRY DAY ON THE HILL
  - DEC: POLAR EXPRESS FEST ON THE HILL
- CH PROGRAMS AND LEAGUES
  - ADULT LEAGUES INCLUDE KICKBALL, SOFTBALL AND VOLLEYBALL
  - KIDS LEAGUES INCLUDE BASEBALL, BASKETBALL, FOOTBALL, CHEERLEADING, SOCCER AND SOFTBALL
- DISC GOLF
- TENNIS

SENIOR ACTIVITY CENTER--- PROGRAMS GALORE AND TRANSPORTATION CAN BE PROVIDED FOR CH RESIDENTS-Take a program specialized for active Seniors, enjoy a special-trip or just come and say hi to your fellow peers at the Cedar Hill Senior Center!

- DANCE
- FITNESS
- GAMES
- SPECIAL INTERESTS
- SPECIAL TRIPS

#### **PARKS AND TRAILS:**

- Some of the most beautiful and fascinating parks and open space areas in the State of Texas are located in Cedar Hill, including Cedar Hill State Park and the Dogwood Canyon Audubon Center.

Cedar Hill offers 32 neighborhood and community parks, and a system of green-belts within approximately 2,482.50 acres, plus over 36 miles of trails, providing places for people to relax, play and explore.

#### **OTHER ACTIVITIES:**

- ELLEN'S AMUSEMENT CENTER
- TANGLE RIDGE GOLF CLUB
- SHOPPIN

**HOPE YOU TAKE TIME TO ENJOY THE BEAUTY AND ACTIVITIES THAT CEDAR HILL HAS TO OFFER.**

*(SEE WEBSITES FOR MORE DETAILS)*

# Landscaping Tips

by Jerry Bradford

While winter 2017 in DFW has for the most part been warmer than normal, not many of us will soon forget the Sunday last December when the temperature dropped from 79 to 17 degrees within the span of a few hours, or the tornado that passed through nearby Mansfield in January of this year. These weather phenomena can make us ambivalent about getting too early of a start on our landscape clean up and preparation efforts in anticipation of the dog days of summer later this year. Ironically, doing so can increase our home's curb appeal, improve the look of our neighborhoods, and most of all yield a big uplift to our collective psyches that have been battered by the ups and downs of this winter. As adage goes: any winter day spent doing landscape prep work in DFW beats having to (belatedly) do so during the dog days of summer, hands down!

## **The following tips should make this task easier:**

- Healthy summer lawns and beds benefit greatly from timely spring maintenance and clean up. Removing dead branches, leaves and other debris from you beds, lawn and under trees is a good first step in preparing them for summer. If left unchecked, these items may spread disease, attract pests and adversely affect otherwise healthy plants.
- This is also a good time of year to give some thought to weeds! While we may not see many weeds now, chances are that if we are not proactive in addressing them soon, we will see more than our fair share as the season progresses. In that regard, applying a (labeled) pre-emergent in late winter/early spring would be helpful. They help prevent weeds before they emerge by killing the germinating seed. If you can see the weed, you will need to either pull it or apply an appropriate weed killer. Consult with your landscape professional product labeling to determine what are your best options. Serious consideration should be given to the use of organic alternatives.
- While many of us never give tool care a second thought, it should probably be at the top of spring to-do-list. When appropriately used, well maintained tools go a long way in making our jobs easier and safer. A good start to gardening this season is to have your tools sharpened and cleaned before you jump into the garden to-do-list that involves using them. In addition to ease of use and safety, it also helps preserve the tools and improves performance. More importantly, it can help prevent the spread of diseases caused by ragged pruning cuts.
- In addition to routine tool care, we should have our sprinkler systems checked and upgraded to insure proper coverage and to repair or replace broken or leaky heads, valves, nozzles and pipes. Doing so can save money on your water bill and avoid excess runoff into streets and drains.
- As soon as our north Texas temps move above 70 degrees, many of us fall prey to the urge to go out and buy something to stick in the ground. While this is a perfectly understandable temptation, a wiser (and in the long, run cheaper) course of action is to take a deep breath and do your homework. A starting place is to first research whether a particular plant can withstand our long, hot North Texas summers. Consideration should also be given to whether the proposed site for the plant is suitable for full sun or shade, and whether the area where you want to plant it is big enough to accommodate its size at maturity. Importantly, watering needs should also be taken into account. Once you have done these things, you will be ready to make the decision.
- If "working in the yard" is not your cup of tea, hire a competent gardener or other landscape professional to help. A good way to find one is to drive the neighborhood and see if you like the way a particular lawn is cared for, and ask for a recommendation from your neighbor.
- If you are planning to plant ornamental trees and shrubs, this is an ideal time (i.e., while it is still cool in North Texas) to do it. Most of the nurseries and garden centers have excellent selections to choose from. Consideration should be given to the mature size of any potential trees or shrub to ensure it will grow "comfortably" into the space where it is planted. It is also a good time to dig up and transplant your perennials.
- If your roses are in need of pruning, most varieties (with the exception of climbing roses) should be pruned by mid-February. My crutch in remembering this is to think of Valentine's Day when I spend a

Continued on page 25

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Local references available.  
(resident of Lake Ridge)

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## Landscaping Tips - continued from page 24

great deal of money buying them for my wife. It is a good idea to sterilize your cutting tool from one bush to another to help avoid potentially passing the "Rose Rosette" disease from one bush to another. Rose Rosette is a disease (virus) that is transmitted from one rose bush to another by a microscopic mite. Symptoms of the disease may vary by rose variety, and may include any or all of the following: excessive shoot growth, witches broom, excessive thorns, leaf proliferation and malformation. This disease eventually leads to death of the plant. Early identification and removal and proper disposal of the diseased plant (including roots) is vital to preventing further spreading of the disease.

### **ADDITIONAL ASSISTANCE OR INFORMATION MAY BE OBTAINED FROM EITHER OF THE TWO ORGANIZATIONS (AMONG OTHERS) LISTED BELOW:**

#### **Dallas County Master Gardener Association Help Desk:**

- Phone: 214.904.3053
- Email: [dallascountymastergardeners.org](http://dallascountymastergardeners.org)

#### **Tarrant County Master Gardener Association Help Desk:**

- Phone: 817.884.1944
- Email: [tarrantmg@ag.tamu.edu](mailto:tarrantmg@ag.tamu.edu)

*\*Jerry G Bradford is a resident of The Hills community in Lake Ridge and sits on its Board of Directors. He is also a Certified Master Gardener with membership in the Dallas County Master Gardeners Association.*

# Planning and Zoning

by Chad McCurdy

**P**lanning and Zoning within a city is just what it implies. It's a city's plan for providing zones or areas where different types of structures and different types of businesses may exist. Typically, cities will also list which types of businesses are not permitted within city limits. Zoning may also happen at the state and federal level in some instances.

For example, most homeowners living in single-family homes don't want large noisy businesses that generate lots of traffic next door to them. Nor do most of them want to have multi-family housing or high-density housing directly adjacent to their properties. Zoning is one of the ways that the city endeavors to prevent that from happening.

Cities will determine through the zoning process where single family homes can be built, where multi-family housing can be constructed, where businesses can operate and where businesses using dangerous chemicals or those classified as heavy industry may be located. Cities utilize zoning to implement a methodical plan of how they want their City built out. They endeavor to keep as many of their citizenry happy as possible although that sometimes proves impossible.

In some instances, state and Federal zoning will overrule the city's wishes. With some foresight cities can anticipate potential conflicts with federal and state zoning and even develop a plan to help compensate for those.

The majority of Cedar Hill is single family residential. There are pockets of retail and even an industrial park located in a portion of the city. It is the city's desire to keep as much buffer between these areas as possible. When you place multi-family housing into this mix it can begin to get a little more complicated.

There was recently some discussion about multi-family housing within the city limits and whether or not we even wanted to have multi-family housing within the city. Unfortunately, cities cannot summarily ban construction of multi-family housing within their borders.

There have been several Federal cases where cities were sued for trying to prevent the construction of multi-family housing within their city limits. The citizens of those cities felt much the same way as the citizens of Cedar Hill -- they don't want apartments within their City.

What the courts have said is that banning apartments is in essence *discriminatory*. Not that cities would try to prevent them with the intent of discriminating. However, because protected classes of people would reside within those apartments it is in effect discrimination.

So what does this mean? It means if there is not a reasonable amount of affordable, or multi-family housing available within a city and someone wishes to construct a new project it must be permitted. This is what the Federal ruling states. This is also a prime example of where Federal zoning or housing requirements trumps City Zoning (no pun intended).

However, in the case of Cedar Hill there is a plan where multi-family housing may be allowed and constructed. It is part of the intent of the city center plan that there will be higher density housing in that area. Logically and logistically it makes sense because they will have greater access to services and infrastructure in that location. It serves the dual purpose of creating natural buffers between multi-family housing and our single-family residential neighborhoods. So in essence by allowing these apartments in these areas we are protecting our overall community.

You can research this yourself by Googling Federal Fair Housing Act and Sunnyvale. You can also look at Dawes vs. Sunnyvale. There are other cases involving affordable housing and the city of Kyle. I recently shared a law journal review of the Sunnyvale case on Nextdoor.



# Time for Fresh Vegetables

by John Marinos

Here we are again, time to plant for fresh vegetables. Since the average date for the last freeze in Dallas county is March 16, here are some planting dates and information for novice gardeners:

- ◆ **Tomato:** March 15 to April 20 planting time, 55 to 85 degrees temperatures at 8 a.m. of air and in the soil 4-inches deep; 4 to 12 ounce fruit: Bush Beefsteak, Bush Celebrity, Bush Champion II, Bush Early Girl, Lemon Boy, SunMaster, Tycoon. 1 to 3 ounce fruit: Golden Rave, Jolly, Juliet, SunGold, SunCherry, Sun-Sugar and Super Sweet 100.
- ◆ **Sweet corn:** March 5 to May 5, 60 to 95 degrees; Ambrosia (BC), Legend (Y), Mini (Y,TS), Mirai (BC,TS).
- ◆ **Bush bean:** March 10 to May 5, 65 to 85 degrees; Derby, Festina, Jade, Maxibel, Provider.
- ◆ **Pole bean:** March 10 to April 10, 65 to 85 degrees; Purple Pod, Rattlesnake.
- ◆ **Summer squash:** March 15 to June 15, 70 to 95 degrees; Crockneck (Y), Gourmet Gold, Ambassador (Z), Sweet Gourmet, Peter Pan, Sunburst (PP).
- ◆ **Winter squash:** March 15 to June 15, 70 to 95 degrees; Bonbon (buttercup), Table Queen (Acorn).
- ◆ **Cucumber:** March 20 to June 15, 60 to 95 degrees; Calypso (P), Carolina (P), Sweet (S), Sweeter Yet (S).
- ◆ **Eggplant:** March 25 to June 10, 75 to 85 degrees; Fairy Tale, Ping Tung Long, Purple Rain.
- ◆ **Melons:** April 5 to June 15, 75 to 95 degrees; Athena (C), Lambkin (C), Mickylee (W), Minilee (W), Sugar Baby (W), Yellow Doll (W).
- ◆ **Okra:** April 5 to June 15, 75 to 95 degrees; Cajun Delight, Bull Dog, Clemson Spineless #80, Jambalaya.
- ◆ **Southern peas:** April 5 to June 15, 60 to 95 degrees; Big Boy, Black Crowder, California Blackeye #46, Purple Hull, Texas Pinkeye, Zipper Cream.
- ◆ **Peppers:** April 5 to June 15, 60 to 95 degrees; Bell Boy (S), Candy Bell (S), Flavorburst (S), Orange Blaze (S), Karma (S); Anaheim (H), Ancho (H), Super Cayenne III (H), Mariachi (H), Tam Jalapeno (H).
- ◆ **Sweet potato:** April 5 to May 20, 65 to 95 degrees; Beauregard, Centennial, Georgia Jets, Vardaman.



Some of these varieties may not be readily available so start looking if you have a fav. And if you start crops more than once, the replanting could be two or three weeks later. Good luck!

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## Spring & Summer 2017 Calendar of Events

All events take place at Dogwood Canyon Audubon Center unless otherwise indicated.  
Some events require registration or pre-payment.

More details on links below:

[www.facebook.com/dogwoodcanyonaudubon/events](http://www.facebook.com/dogwoodcanyonaudubon/events)

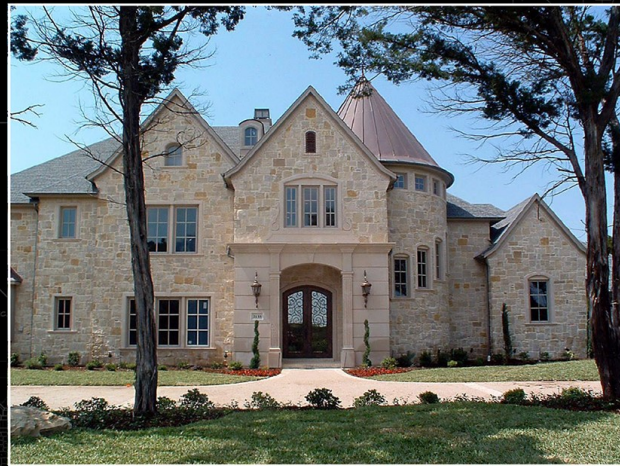
<http://dogwoodcanyon.audubon.org/events>

Date	Time	Event	Off-Site Location
<b>February</b>			
• 11	11:00a-12:00p	<b>Nature Play Story Time</b> – In partnership with Zula B Wylie Library (Free)	
• 11	11:00a-12:00p	<b>Owl Nesting Box Class</b> – Learn about screech owls and how to attract them	
• 18	10:00a-3:00p	<b>Great Backyard Bird Count</b> – Citizen science, guided hikes, crafts (Free)	
• 25	9:00a-12:00p	<b>Habitat Workday</b> – Monthly volunteer workday (Free)	
<b>March</b>			
• 4	10:00a-3:00p	<b>Volunteer Training</b> – Training for docents and other opportunities (Free)	
• 4-5	6:30p-9:00a	<b>Night Owl Slumber Party</b> - Ages 6-11 spend the night indoors & explore the night	
• 5	11:00a-12:00p	<b>Yoga in Nature Workshops for Kids &amp; Adults</b> – Free yoga for kids (6-12) & adults	
• 13-17	Daily 10a-3p	<b>Spring Break Week Activities</b> – Daily activities (Free)	
• 22	10:00a-1:30p	<b>Homeschool Days</b> - Field trip day for homeschools & small groups	
• 25	10:00a-12:00p	<b>Kayak Eco-Tour</b> - Audubon led morning kayaking trip at Cedar Hill State Park	Cedar Hill State Park
• 25	9:00a-12:00p	<b>Habitat Workday</b> – Monthly volunteer workday (Free)	
• 26	3:00p-6:00p	<b>Hoots &amp; Hops</b> – Brewery Fundraiser at Legal Draft Beer Co. in Arlington – \$22 for 3 pints of brew & souvenir glass – live birds onsite	Legal Draft Beer Co. Arlington, TX
<b>April</b>			
• 1	9:00a-12:00p	<b>Dogwood Blooms Hike</b> – Guided adventure hike – Free, Members Only	
• 1-2	6:00p-9:00a	<b>Tents in Town</b> – Overnight community event at Virginia Weaver Park	Virginia Weaver Park
• 2	11:00a-12:00p	<b>Yoga in Nature Workshops for Kids &amp; Adults</b> – Free yoga for kids (6-12) & adults	
• 8	9:00a-12:00p	<b>Dogwood Blooms Hike</b> – Guided adventure hike – Free, Members Only	
• 8	11:00a-12:00p	<b>Nature Play Story Time</b> – In partnership with Zula B Wylie Library (Free)	
• 15	8:00a-10:00a	<b>Plants for Birds Workshop</b> –Free– Attendees get 1 <sup>st</sup> admission to 10a plant sale	
• 15	10:00a-5:00p	<b>Native Plant Sale</b> – Attend 8a workshop for 1 <sup>st</sup> entry	
• 22	9:00a-12:00p	<b>Habitat Workday</b> – Monthly volunteer workday (Free)	
• 25	10:00a-1:30p	<b>Homeschool Days</b> - Field trip day for homeschools & small groups	
• 29	6:00p-8:00p	<b>Kayak Eco-Tour</b> - Audubon led evening kayaking trip at Cedar Hill State Park	Cedar Hill State Park
<b>May</b>			
• 4	7:00p-8:00p	<b>Open House for Summer Camp</b> – Meet the teacher, tour the facility (Free)	
• 7	11:00a-12:00p	<b>Yoga in Nature Workshops for Kids &amp; Adults</b> – Free yoga for kids (6-12) & adults	
• 7	10:00a-12:00p	<b>Wild Walks</b> – Two naturalist-led walks: <b>Wildflowers</b> and <b>Edible Plants</b>	
• 12	10:00a-1:30p	<b>Homeschool Days</b> - Field trip day for homeschools & small groups	
• 13	10:00a-4:00p	<b>Migration Celebration</b> – Guided hikes, photography class, activities, crafts (Free)	
• 20	9:00a-12:00p	<b>Habitat Workday</b> – Monthly volunteer workday (Free)	
• 20	10:00a-12:00p	<b>Kayak Eco-Tour</b> - Audubon led morning kayaking trip at Fort Worth Nature Center	Fort Worth Nature Center
• 30		<b>FIRST DAY OF SUMMER CAMP!</b> Register online	
<b>June</b>			
•	Weekdays	<b>Summer Camp</b> – Ages 6-11 – Register online	
• 4	11:00a-12:00p	<b>Yoga in Nature Workshops for Kids &amp; Adults</b> – Free yoga for kids (6-12) & adults	
• 24	9:00a-12:00p	<b>Habitat Workday</b> – Monthly volunteer workday (Free)	
<b>July</b>			
•	Weekdays	<b>Summer Camp</b> – Ages 6-11 – Register online – Closed July 4	
• 2	11:00a-12:00p	<b>Yoga in Nature Workshops for Kids &amp; Adults</b> – Free yoga for kids (6-12) & adults	
• 22	8:00a-11:00a	<b>Habitat Workday</b> – Monthly volunteer workday (Free)	
• 28		<b>LAST DAY OF SUMMER CAMP!</b>	

*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*



FROM CONCEPTION TO COMPLETION



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# Community News

## Miracle Weekend Easter Egg Hunt

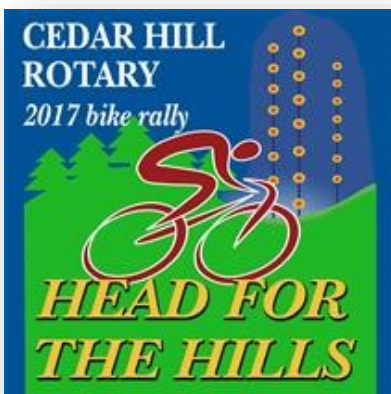
April 15 - 10:am to 1:pm

**Doggie Easter Egg Hunt from 10:00 to 11:00** - Let your own four legged furry friends join in on the Easter fun too! Dogs will "hunt" for eggs filled with yummy treats, as owners fill their Easter Basket. Remember to bring your Easter basket, leash and proof of rabies vaccination! No retractable leash. Egg Hunt will be located on an enclosed field and dogs will be separated as follows: 10:00 - 10:20 Under 25 lbs.; 10:30 - 10:50, 25 lbs. and over.



**Egg Hunt for kids from 11:00 -1:00 pm** - 10 years old and under. Don't forget your favorite Easter basket to collect your eggs with! Children will be divided into age groups, and egg hunt times for each age group is as follows: 11:15 - 4 years old and under; 11:40 - 5 to7 years old; 12:00 noon - 8 to10 years old.

## Head for the Hills Bike Rally - May 20th



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 (minimum of 4 members). Register early, before April 30, and receive a \$5 discount. 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>

## Kid Fish Tournament

Saturday, June 3rd  
Valley Ridge Park Pond

Bring your fishing poles, rods and reels, and come experience the joy of fishing. Bait and tackle will be provided along with a limited number of rods and reels. Supplies will be provided on a first come first serve basis, so plan to arrive early.

Trophies will be awarded by weight of the total fish caught. Event will include a hot dog luncheon, prize drawings, and is sponsored by the Dallas Bass Hookers Club. Registration for the tournament will be available onsite.



Reminder . . .

Make sure your family knows what to do in bad weather!



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**Exchange Zone Offers Safe Way To Buy & Sell**

The Cedar Hill Police Department has designated an E-Commerce exchange zone at the Cedar Hill Government Center in front of the police station near the P.A.C.T. unit vehicles and police vehicle entry. The exchange zone sign is in full view of a camera, which records 24/7.

Whether you're looking to sell some items after spring cleaning or found a great deal on 5 miles or Let Go, the E-Commerce exchange zone is available for your use.



# Emergency Communications Plan for Lake Ridge

by Bill Pierce

In case of a Power Grid Failure - overload, natural solar event, electromagnetic pulse (EMP), nuclear and non-nuclear, radio frequency or cyber weapons. What do we do? What happens with no communications after a catastrophic event? Without electricity and electronic devices panic, fear and chaos will follow within a few hours which is the reason to have a plan in place for emergency communications. Department of Home Land Security (DHS) and Federal Emergency Management Agency (FEMA) have no plans in place for this potential event.

There are three power grids in the contiguous U.S. Texas, Eastern and Western Texas. Texas Senator, Bob Hall has introduced SB83. The bill relates to protection of energy critical infrastructure from electromagnetic, geomagnetic, terrorist and cyber-attack threats.

From Ted Koppel's book *Lights Out* - "We're aware of the risk of hacks that result in theft and espionage, but what about a devastating cyber-attack of the power grid?"... "America is totally unprepared". "The secretary of defense at the time, Leon Panetta, called the threat of cyber-attack on our power grid potentially a cyber-Pearl Harbor. That is pretty huge and nobody was paying attention." ... "What is the government doing to prepare the public for it? ...Not much is an exaggeration. Nothing is closer to the truth."

Community communications for power grid failure simply does not exist. Lake Ridge's plan is simple, Fire Station 214 is command post - Ham operators gather news – Citizens on Patrol (COP), Citizens Police Academy Alum Association (CPAAA), Citizens Emergency Response Team (CERT), Neighborhood Block Captains and 7 gated community Board members would dispense news to our community. Research shows that Faraday Cages will protect electronic devices from EMP events. Various sizes of Faraday Cages can be found on Amazon for around \$20.00 and up. They will provide protection for smart phones, tablets and other electronic devices. The Lake Ridge Team will have a plan in place by 2018, then the concept can roll-out to other communities.

## How Safe is Lake Ridge from Criminal Activity?

by Bill Pierce

In Lake Ridge there was no crime reported in January, but thefts have occurred at construction sites in February 2017.

There are more on our streets besides you and your neighbors.

Construction crews on 61 new homes also use our streets.

Cedar Hill Citizens on Patrol and Grand Prairie Citizens on Patrol have a joint effort to patrol the construction sites showing a presence and hopefully curtailing any illegal activity. Lake Ridge community has ten COP residents that patrol our area each week.

The best prevention of criminal activity in your neighborhood is you. Your Neighborhood Watch Group is a start but only you know your neighbors daily methods of operation. When you see suspicious activity call: Cedar Hill Police Non-Emergency Number 972-223-6111 or in Grand Prairie 972-237-8700.

With the increased construction in our neighborhood, we are bound to see greater attraction to the criminal element. They take advantage of the increased traffic to hide their coming and going. They are also attracted by the valuable materials and tools at the construction sites themselves. If you see activity at a construction site outside normal hours call 911.



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# National Night Out 2016 - Lake Ridge Style

by Nancy Durant

The Lake Ridge Community convened its 2016 National Night Out at the Association Clubhouse to an enthusiastic audience of nearly one hundred residents. Yes, nearly one hundred of our residents attended! The Coordinators of this year's event were Nancy Durant, Sharon Leary and Patricia Pierre-Louis. We had TREMENDOUS support and help from Carolyn Rollwitz and Bill Pierce, as well as other neighbors in the community. Needless to say, our evening would not have been the success it was without their help - Thank God for those two!

City Officials welcomed the residents as part of their rounds to all of Cedar Hill's participating Communities. Residents listened to our Mayor, Rob Franke, who reminded residents of the upcoming Bond vote. The bond is to fund the revitalization of some of the much-needed areas of downtown (Old Cedar Hill) to correct flooding, as well as support for our "staying green" projects.

City Councilmen, Chris Parvin and Wallace Swayze, greeted the residents as well. Chris and Wallace are our neighbors ---- Did you know that our Cedar Hill Library was named after Chris' grandmother? That makes him "home-grown"!

We were also fortunate to have representatives from both Cedar Hill and Grand Prairie police depts. Chief Rhodes of the Cedar Hill Police stopped in .... and I'm sure it was a very busy night for the Chief, as there were many other communities holding their own Night Out events. I've said this before and it bears repeating: we, the residents of Cedar Hill, are extremely fortunate in having the Police Department we have.....We understand the pledge to "serve and protect" a community's residents, however this Department goes over and above that! We are very fortunate to have a PD as willing to participate in the community as our own CHPD.

A special thank you to the residents from The Fountains who were the chefs for the mouth-watering and tasty hamburgers.

Many who attended saw old friends, made new ones and commented that this should be more than a once-per-year gathering!

**We'll see you later this year for National Night Out - 2017**



**NATIONAL NIGHT OUT 2016  
Award winners**

**Cedar Hill, Texas was Award Winner - No. 18 in the Category 4 - 15,000 - 50,000 population  
(the Official Publication of the National Association of Town watch, Inc. New Spirit - 2016)**

# Spring Cleaning Tips for Your Pet

by Stacey Copeland

Spring is in the air and with the warmer weather, many of us get started with some spring cleaning. Don't forget about your pets when you are getting things ready for spring! Here are some tips to keep your dog safe and healthy this spring!

- **Clean those crates and carriers** – You want your space to be clean, so don't forget your pet's space! Cleaning your pet's crates and carriers with warm soapy water is the best way to make them sparkle. Just be cautious with any disinfectants or bleach. Make sure to rinse off any disinfectant, as residue or fumes can be toxic or irritating to animals' sensitive respiratory membranes. Make sure to wipe down crates and carriers every week or two to keep it clean.
- **Do laundry** – Your pet's bedding should be laundered weekly, according to the [American Cleaning Institute](#). "Choose a pet bed with washable, removable cushions to make cleaning easier," says Brian Sansoni, ACI VP of Communications. "Have multiple covers so that one is available while the other is in the wash."
- **Wash dishes and toys** – Do you know when you washed the dog bowl last? Put those bowls in the dishwasher at least once a week to clean and sanitize. Toys can be laundered in the clothes washer with a mild soap. Just like us, dogs will appreciate eating out of a clean dish!
- **Tick and Flea Season is Here** – Because we live in Texas, we should be using a flea & tick prevention on a monthly basis all year long. However, now is the time to get your pet on a good consistent prevention program. Contact your veterinarian to discuss what options are available. **One important tip: NEVER** use a dog flea & tick prevention on a cat. This can cause serious damage and seizures. If this should happen, get your cat to the vet immediately!
- **Make sure your pet has ID tag and microchip:** This is the most important way to recover your pet if he is lost or stolen. Pets should have an ID tag with important information like owner's name & phone number. Microchipping your pet is the best way to ensure your pet can be identified if they get lost. Make sure your Microchip company has updated information. Don't have a microchip? Call the Tri-City Animal Shelter for a low-

cost microchip or ask your vet!

- **Allergies and Pet Checkups** — Spring is the perfect reminder to take your pet to the vet. Some dogs develop allergies to common plants, like ragweed, and can show up as skin problems. Your vet will make sure all required vaccines are updated and give your pet a wellness check to keep your pet happy and healthy!
- **Groom your pet** — After being inside most of the winter, your pet's hair and coat will need a good grooming. If you have a long-haired dog, schedule a pampering session with your favorite groomer to get your dog's coat shiny and clean. If you have a short-haired dog, a good cleansing bath is just what they need to clean their coat and get rid of all the dirt and dander. Grooming your pets on a consistent basis not only keeps them clean, it keeps them healthy. Don't forget to check for fleas, ticks, ear mites and other signs that your pet may need additional grooming.
- **Bees and other insects** — Your pet will be eager to get outside and explore, however, be cautious of

Continued on page 39



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## MEMBERSHIP DRIVE

This week we brought home a puppy from Tri-City Animal Shelter. While we will love and care for her like she is our own, we'll actually be saying goodbye to her in just a few short weeks. You see, we are serving as a foster family!

Did you know that foster homes are currently one of Tri-City Animal Shelter's greatest needs? Whether it's for a pair of kittens who just need a few more weeks to grow big and strong, a sick puppy (like the one we're caring for) that requires medication and time to heal, or a dog or cat that is scared and isn't thriving in the shelter environment -- there are always shelter animals that need our help.

Fostering for Tri-City doesn't cost anything; the shelter will provide you with the needed supplies, including medications and veterinary care if necessary. You just supply a loving home and your time and attention. You may also set parameters for foster care in your home, such as how long you are able to commit to hosting an animal and what kinds of animals you would be willing to accept. After all, you know your home and limitations best.

Tonight our foster pup swiped a wooden spoon straight out of the dishwasher and proceeded to prance around the house with her prize. We couldn't help but laugh. Her short little life got off to a rough start, so we're glad she's so feisty in spite of the challenges and pain she has experienced...and we're glad to be able to help her along in her journey.

In order to foster, you'll need to complete an application at Tri-City Animal Shelter. Just call 972-291-5335 or drop by during business hours and let them know you are interested in providing temporary care for a shelter dog or cat. They'll be glad to walk you through the approval process.

While being a foster family is a great way to help save an animal in need, it is by no means the only way! Through Friends of Tri-City Animal Shelter, you can sponsor a shelter pet for only \$35. This enables the shelter to keep the cost of adoption affordable and make sure every animal is spayed or neutered, vaccinated, and microchipped. In 2016, the Friends helped sterilize 1,340 animals (over 4,200 since 2013) with the support of individuals and businesses who sponsored or gave to our pre-adoption spay/neuter fund. You can choose an animal to sponsor on our website by going to <http://www.tricityfriends.org/shop> or sign up to be a monthly 100 by 100 sponsor here: <http://www.tricityfriends.org/100-by-100-sponsors>.

Donations to Friends of Tri-City Animal Shelter also help to fund veterinary care at the shelter. Last year, 21 animals went on to be adopted with help from our medical fund, including Treasure, a 2 pound chihuahua puppy rescued from a garbage can. Whether an animal has been hit by a car, needs a simple surgical procedure, or has a curable disease, we never want money to be the reason our shelter can't help a sick or injured animal. In so many cases, even \$100 could be the difference between life and death. Donations can be made on our website, [www.tricityfriends.org](http://www.tricityfriends.org), or mailed to FoTCAS, P.O. Box 381872, Duncanville, Texas, 75138.

Want to know about other ways you can support Tri-City Animal Shelter this year? Come be our guest on March 30, 2017 from 6:30 - 8:00 P.M. at the Cedar Hill Recreation Center for the final informational meeting of our 2017 Membership Drive. Bring a friend, enjoy some refreshments, and win a door prize! We'll be sharing more about what we've been up to this year as well as specific ways you can volunteer or become involved in our work.

Thank you for your support!

Corey Thompson  
Executive Director  
Friends of Tri-City Animal Shelter



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## Spring Cleaning Tips for Your Pet - continued from page 36

those buzzing insects. Dogs and cats can be curious and get stung. Contact your vet in advance to find out what you can do if your pet is stung by an insect. You may be able to use OTC medications you already have in your home.

- **Grass and Plants** — We all want our lawns to be green, plants to bloom and everything free of pests, however, the chemicals used on lawns to treat weeds may be toxic to your pets. If your pets eat grass or walk on the lawn with fertilizers, insecticides or herbicides, they can lick their paws and become sick. Make sure to follow manufacturers guidelines and keep your pets off the lawn until safe. Also, many pets like to chew on plants, so make sure you know what plants can be toxic to animals. For a list of Toxic and Non-Toxic Plants, see <http://www.asPCA.org/pet-care/animal-poison-control/toxic-and-non-toxic-plants>.
- **Easter Treats and Sweets** — Just like Halloween in the fall, spring brings Easter and lots of sweets for the kids. Chocolate is especially toxic to dogs and cats, so make sure those Easter treats (candies, gum, chocolates) are kept in a safe place. Another relatively unknown danger is artificial sweeteners. It only takes a small amount of the common artificial sweetener **xylitol** to be deadly to your pet. If your pet does get into the sweets, get to your vet immediately.
- **Dog Park Bullies** — We have all heard about bullies, but can you tell when dog play turns into dog bullying? Bullying means one dog is playing too rough for another and there are signs to watch for. Protect your dog from dog park bullies by knowing what to look for – <http://www.petfinder.com/dogs/dog-care/dog-park-bullies>.

Following these helpful tips will put you and your family on the path to a lifetime of enjoyment with your pet.

*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*



**Pick up your library books and DVDs in the neighborhood.**

The Grand Prairie Library System is pleased to announce the grand opening of its all new Book Locker near Lake Joe Pool. When you reserve your book, DVD or audio book through the library's website, select "Lake Parks Book Locker" as your pick up location. When notified by email, text or phone call that your item(s) are ready for pickup, go to the Lake Parks Administration office at 5700 Lake Ridge Parkway. The big green Book Locker is on the front porch. Using your library card and the touch screen, follow the on-screen instructions and the door with your item(s) will pop open. Once you remove your items, be sure to close the door. You may also return your items at the Book Locker.

Get more information and watch the instructional video at [gptx.org/library](http://gptx.org/library).

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## Property Owners Association of Lake Ridge

### LOT OWNER'S RESPONSIBILITIES

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/homes**. 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 in Lake Ridge. Some gated communities maintain the right-of-way's and you may contact the office to get further information.**

**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.**

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.

### SERVICE PROVIDERS



---

**Don Camp** - [don.camp56@yahoo.com](mailto: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.



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**Texas Tractor Service, LLC** - [texastractor@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.



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**Have Tractor Will Mow** - [ernestbaley@sbcglobal.net](mailto:ernestbaley@sbcglobal.net) - Ernest Baley - Office 972-291-1677, cell 469-254-3617 Lot Mowing, Cleaning and Tree Trimming and removal. 108 N. Potter, Cedar Hill, TX - Insured



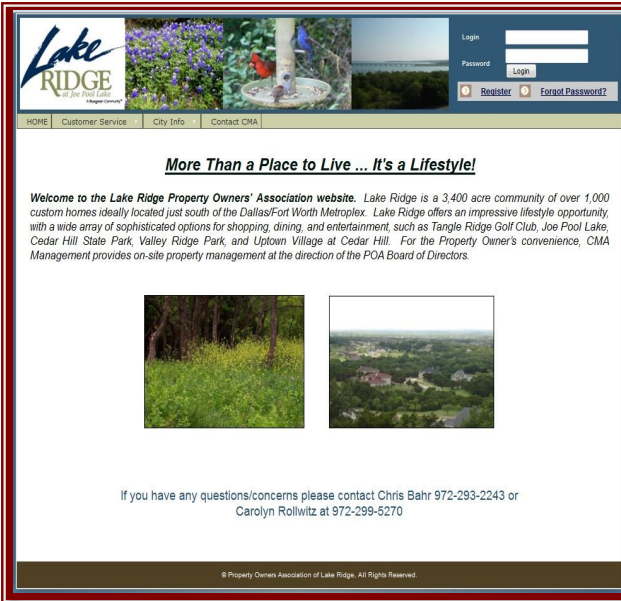
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**NAZARIO - Nazario** - 469-766-7722 or 214-254-7326 Mowing, Trimming Trees, Cutting Trees, Flower Bed, Sprinkler Repair, Fertilizer & Chemicals.

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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](http://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](mailto:crollwitz@cmamanagement.com) if you do not receive emails.

### Communications Information

**Email Web Telephone**

**[communications@lakeridgepoa.org](mailto:communications@lakeridgepoa.org)** (General)  
**[www.lakeridgepoa.org](http://www.lakeridgepoa.org)** (Our web site)  
**972-299-5270** (Association Manager)

**[websiteinfo@lakeridgepoa.org](mailto:websiteinfo@lakeridgepoa.org)** (Web)  
**[www.cedarhilltx.com](http://www.cedarhilltx.com)** (Cedar Hill)  
**972-291-5100** (City of Cedar Hill)

**[www.gptx.org](http://www.gptx.org)** (Grand Prairie )  
**972-237-8000** (City of Grand Prairie)

**[www.lakeridgepoa.org](http://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](mailto:architecture@lakeridgepoa.org)**
- Communications Committee  
**[communications@lakeridgepoa.org](mailto:communications@lakeridgepoa.org)**
- Finance/Legal Committee  
**[finance@lakeridgepoa.org](mailto:finance@lakeridgepoa.org)**
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