



COMMUNITY NEWS

A PUBLICATION FOR RESIDENTS OF THE LAKE RIDGE COMMUNITY

SPRING 2018

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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

2018 Annual Meeting Review

By Tara Powers

The Annual Lake Ridge POA meeting was held on Thursday March 8, 2018. Thank you to all who attended this meeting. This is an excellent way to keep apprised of what's happening in your community, have your voice heard and meet your neighbors.

Quorum was established, and the meeting was called to order at 7:10pm, by President of the board Chad McCurdy. The 2017 annual meeting minutes were approved, and the motion carried without dissent.

Introductions were made of the current board members, as well as Carolyn, Pam Grundy, and Stacey Graves. Police officers and fire officers were also recognized.

The Board President did a review of the past year. Topics included new home construction, landscape update, front entrance update, Mansfield Road completion, normal operational activity, enhancement fee overview, CC&R update to include rewriting the 34 CC&R's into one document. Also, discussions with SouthStar on the property on East and West of front entrance and the wing walls that they currently own, but Lake Ridge maintains.

There will be a special meeting held later in the Spring to discuss and vote on front entrance construction, adoption of CC&R's, POA dues and enhancement fees, short term rentals restrictions addressed in the CC&R's, fountain in Clubhouse Pond, and SouthStar Properties. Date and time to be announced.

The Financials Report was reviewed by Chad. He explained expenses and income from dues/enhancement assessment.

Introductions of Potential Board Members: Chad McCurdy and Bill Braas received the most votes in last year's election, so they were not up for re-elections. Bill Pierce, Denise Canales, Kay Davidson, John Marinos, and John Monroe each introduced themselves and shared some views of interests and activities in the Lake Ridge Community.

All homeowners present took a vote and ballots were collected.

A concern was addressed as to who counted the ballots and when they were to be counted. Chad explained the CMA counts the votes and that would happen sometime next week with the results being announced in the newsletter. It was asked if a 3rd party could be present for that ballot count. It was told that a member of the POA cannot count the ballots due to privacy issues; therefore, Carolyn will see if a city official or other 3rd party representative can be present for that vote. It was then asked if it could be standard policy that a 3rd party be present for the vote. It was decided that this item will be put on the agenda for the special meeting in the Spring. It was suggested that a Ballot Box be established during votes and Chad said that could happen without need for a vote on that matter.

The golf tournament was discussed. Members of the golf committee who were present were asked to identify themselves and Chad asked anyone who was interested to let any-

Continued on page 4

Lake Ridge Financial Update

by Bill Braas, Treasurer

We 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 2017 on our overall operating expenses by approximately \$8,500. 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 2017, we collected \$34,285 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 \$13,769 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 \$31,300 uncollected for the 2017 assessment. This represents 87 owners. In addition, there is \$11,632 outstanding for the enhancement fee.
5. The POA generated \$31,300 of additional income in 2017 from renting out offices at the Clubhouse. In addition, events held resulted in an additional \$3,625 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 2018.

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.

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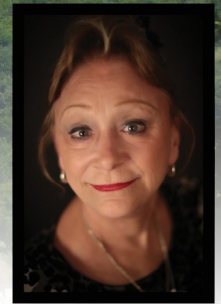
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phone numbers for the Property
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Lake Ridge offices:

Carolyn Rollwitz - 972-299-5270

Kim Brown - 972-293-2243

FAX number - 972-293-7119

ACKNOWLEDGEMENTS

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Tara Powers, Carolyn Rollwitz

2018 Annual Meeting Review - continued from page 1

one on that committee know and their participation would be more than welcome. The sponsors were identified and thanked for their support. The charities that were awarded financial support were identified.

Colin Chanault, Sergeant in the CH police department introduced Chris Malone who will be the new PACT officer for Lake Ridge. He explained what the Citizen Police Academy program was about and encourages all to attend the classes. He left handouts at the meeting and there will be some available at the POA office as well. Colin also encouraged the residents to use NextDoor as a mode of communication with the police force as an avenue for safety of the community. Tammy Cooper, who was our most recent PACT officer, is now the investigator/inspector for the Cedar Hill Fire Department. She remains a Police Officer. Tammy encouraged everyone to take advantage of the Citizens Fire Academy that will be held every Thursday from March 22-May 26. Enrollment forms were available at the meeting and will be available at the POA office as well. Cory Landers with the fire department is gathering data on subfloor structures in the community as more of these designs are being used in the community. This data will be used to better address fire and safety issues in case of an emergency.

Board member Bill Pierce, explained the Emergency Communication Plan—noting that Fire Station 214 is the command post for the Emergency Communication Plan. He asked for volunteers that are interested in working with this plan to contact him for more information on how to get involved with this important safety communication plan.

The annual drawing for ½ dues was won by Marvin Carlisle. The proxy drawing for ½ dues was won by Glenn & Gerda Rohmer. The meeting adjourned at 8:30.

The votes have been counted.... And verified by a 3rd party ----- We congratulate the new board which will consist of the following: Denise Canales, Kay Davidson, Bill Pierce, John Marinos, and John Monroe.



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Questions & Answers from the POA of Lake Ridge

March 8, 2018 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: Status of group home on Wellington Court. They mean Wells Court-----

A: The group home on Wells Court is scheduled to move out at the end of March

Q: Why is it that those who bike/cycle do not use the extra wide sidewalks specifically built for them? So many bikers take up a whole lane when coming through the community. Holds up traffic.

A: Texas state law grants cyclists the same rights to the roadway as vehicles. That being said, they must abide by the same rules as vehicles when on the road. The hike and bike paths are there for the use of cyclists and joggers alike. The competitive cyclists claim that it is safer for walkers/joggers if they use the road since the competitive cyclists can be travelling at higher rates of speed. While cyclists are an inconvenience in the roadway we do at least have extra lanes now to allow for passing.

Q: What can be done to stop (reduce) the drag racing or excessive speeding down Kosher Dr.? We have noticed that different people come to that street and drive (alone) at high speeds because it's a road with few homes and the back of the neighborhood.---

A: That area is not yet heavily developed. We were unaware there was an issue, but we will contact the local police department and ask them to send extra patrols. If you have license plate numbers or pictures that would assist in identifying the offending parties, please forward them so we may share with the police department.

Q: Are there plans to fill the low areas along sidewalks that have dropped from past drought? Some areas have dropped 12-24".

A: If there are specific areas you are concerned with, could you please forward a picture and the approximate location to Carolyn. We will have LandWorks get those areas leveled.

Q: The progress on short term rental. Out the homes that are doing the short term rentals. Place them in the newsletter. We publish our newsletter 2 times a year.

A: We continually monitor the short term rental sites for homes in Lake Ridge that might be posted there. It is difficult to monitor as the listings continually change. We consider this to be a nuisance usage of a home and we notify the property owners of the violation. There are currently a couple of cases pending before the Texas Supreme Court to decide whether this use of a home constitutes single family usage. The advice we have from our attorneys, the city and our property management company is that the best way to proceed is to address this through our CC&R's. This is one reason why we are going to hold a special meeting in May. We are working on a single set of CC&R's for the entire community. One of the changes we would make is to disallow all rentals less than 30 days.

Q: Telephone service: Cell phone service is not good. Do we have any say on how to make the signal better?

A: This area has a lot of hills and foliage, both of which interfere with coverages. You will notice that service is better in winter than summer for this reason. Cell phone service is different by provider as well since not every provider has towers in the same locations. AT&T seems to have the best coverage in our neighborhood with Verizon a close second. Many providers have solutions for improving coverage in your home including micro-cells and many providers now allow calling over your home wi-fi network. You can contact your specific carrier though to let them know about your coverage issues. There is a cell tower on Texas Plume and one at Lebanon

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2017 State of the Neighborhood

by Chad McCurdy

I always say, jokingly, that running Lake Ridge is more like running a small city than a typical POA. I think for the first time that may be starting to change. With most of the infrastructure projects expected to be complete in the near future, we can all focus more on enjoying what we have built. The really good news is that we continue to see people moving into Lake Ridge at a steady pace.

During 2017 we had 255 properties change hands and we currently have 24 active MLS listings in Lake Ridge. Our community is now home to 1,187 residents with only 3 owned by banks. That's down from over 120 at the bottom of the real estate market. We currently have 58 homes under construction in Lake Ridge. More importantly, we have seen the average selling price per sq.ft. move up for the first time in a few years. We had held steady at \$95 per sq.ft. average for about 3 to 4 years. This last year we saw prices move up to an average of \$108 per sq.ft.

During 2017 the association sent out 1,950 violation notices. These notices could be something as simple as your trash can was left out, to something as serious as engaging in construction on your property without getting approval from the Architectural Control Committee. The committee reviews all plans submitted to the association to determine whether they comply with the CC&R's and the architectural guidelines. We currently have an opening on the committee if anyone is interested in volunteering.

During 2017 we also completed a number of beautification projects in the community. We completed the repairs on the Golden Pond dam and we have a sign off from TCEQ (Texas Commission on Environmental Quality). We also put a new roof on the clubhouse. The old roof had rusted behind the tower and was letting water into the building. We completed year 2 of the bulrush remediation on the ponds that we maintain. 2018 is the last year for heavy remediation and then we begin the maintenance phase of the process. We also removed the old front entrance that was falling during the time that Lake Ridge parkway was closed.

We still have a few projects from our beautification list to complete. First we need to finish the landscaping of medians in the community. We have a few medians left on Lakeview to complete. We also need to do

some work to the medians on Prairie View. We have some plantings that have died on Prairie View and we have some plantings that need to be replaced because they obstruct your view when driving. Most of the medians on Lake Ridge have been completed, but there are beds in the medians that were never planted. Some of these beds we intend to fill with river rock and others with perennials. The total projected cost to finish the medians is projected to cost \$264,000.

The last remaining project on the prior beautification list is the front entrance. We have a committee that is working on the entrances to Lake Ridge. I say entrances because there seems to be more interest in development at all three of the primary feeders into the neighborhood. We have been waiting on the city to complete their structure on Mansfield road to make certain that our structure is complimentary but they have had several delays. The design itself has changed several times and the most recent delay was due to not being able to obtain the stone from the quarry that they wanted. Once they have a quarry selected our committee can begin making some final decisions on the entrances.

The association is also working on dealing with a number of non-construction related issues. As many are aware we had a commercial foster care operation set up in Lake Ridge. It was operated by an agency with 24 hour staff and housed as many as 15 teenage boys. They would rotate staff around the clock with no adult in residence. The association has foreclosed on the home and the foster care occupants have been given until March 31 to vacate. Our attorney has been in contact with them and we do not expect to have to take further legal action before they vacate the home.

The other looming issue before the association has been short term rentals. A short term rental is defined as any rental under 30 days. These properties are rented out through AirBnB, Flipkey, HomeAway and other similar websites. The real issue is that these agencies don't perform any background checks on the renters and we have many occasions where they have used the homes for large parties. Our CC&R's govern the use of a home for anything that generates traffic in excess of what is typically in a neighborhood and against commercial use of a property. Our CC&R's also specifically allow us to

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Q: Can the light sequence at Lake Ridge Pky. and Mansfield Road be changed to show red on Mansfield while traffic is exiting Lake Ridge making a left. I have seen multiple close calls because both drivers believe they have the right of way.

A: The intersection is specifically designed not to stop the flow of traffic on Mansfield Road. When exiting out of Lake Ridge you are merging into Mansfield Road just as you would a highway. The traffic light only turns red if there are pedestrians wishing to cross the roadway at the intersection. If you are leaving Lake Ridge you should watch the approaching traffic and yield to cars already on Mansfield Road. We will talk to the city about future changes to signage and traffic control.

Q: I have a concern on the type of people coming to our elementary school at Lake Ridge Elementary. I was told it's due to open enrollment. You don't see this happening in places ?? Mansfield ISD.

A: Lake Ridge Elementary can hold in excess of 400 students and there are not enough students in the neighborhood to fill enrollment. CHISD is an open enrollment district as are many others in our area. One thing you might consider is speaking with our school board officials. <http://www.chisd.net/domain/126>

Q: As a new resident, how can I see my area if we have so many gated communities? As a resident, am I allowed through the gates?

A: Each gated community, in addition to being part of Lake Ridge, has their own association and separate dues that they must pay. We could perhaps suggest that maybe we hold an open tour of Lake Ridge one weekend and open the gates one afternoon this spring so that residents can see the whole area.

Q: Can everybody in the community use trash bins in order to prevent birds messing with the trash.

A: The city of Cedar Hill provides trash bins that MUST be used for garbage collection. In the city of Grand Prairie they do not allow trash bins and trash must be placed in bags. If you live in the Grand Prairie area you might contact your council person and suggest they at least allow for garbage bins. In the meantime you can place a capful of ammonia in the trash bag and animals will leave the bags alone.

Q. Does the POA continually take competitive bids for ongoing and new projects?

A. We send all projects out for multiple bids. We also obtain bids for contract services such as landscaping periodically to make certain we are getting the best service at the best price.

Q. Can we enhance the signage (lighting) on the entrance from 67? This lighting was added two years ago to try and enhance our community.

A. It was not part of the original enhancement fee project. However, as we are looking at holding a special meeting in May, it has been discussed by the board that this should be added to the list. We would need the funds approved to move forward.

Q. Because I live on a corner w/landscaping easement, it is mowed by the contracted landscaping company. Can you please ask them to pick up the grass afterwards? It is very obvious when they leave it on the lawn and looks un-kept.

A. Yes, this will be reviewed with our landscape company.

Q. What is the possibility of a 4-way stop being placed at the intersection of Lake Ridge Parkway and Texas Plume Road? When the vegetation grows it is impossible to see cars approaching from highway 67. I have witnessed a number of close call accidents



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Lake Ridge Real Estate Updates

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

The good news is that 26 houses have sold in the last 180 days. \$12,423,400* in Lake Ridge properties plus new construction and any properties that sold without ever being listed on MLS.

The bad news is that only one has sold since the January 1, 2018. The 3 finished houses that sold since December 1, 2017. averaged \$135.47 per square foot. There are currently 28 houses on MLS for over \$17,646,000*

Houses in general are still staying on the market about 120 days. The range is as it has been for years some houses sell in days and others take almost a year. In need of repair houses and model perfect homes can be found in all the time ranges.

Lake Ridge continues to be a wonderful place to live. Housing prices are stable and rising not as fast as some other areas, but still rising. The management team is responsive and the area continues to generate positive reviews.

Over \$3,177,000* in vacant land also changed hands through MLS in the 180 days ending March 12, 2018. That represents 55 properties. There are still a large number of properties available and some of them are excellent values.

Lake Ridge is a marvelous place to live. It continues to attract buyers that value our rolling hills, trees and easy commute as well as easy access to water, Cedar Hill State Park, Dogwood Canyon, golf, dining shopping and so much more. The strength of the area continues to grow. Cedar Hill is advertised through business magazines, bicycling events, Little League Baseball, and much more.

**according to MLS listings of Lake Ridge property that sold*



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The gray area with short term rentals has been that someone occupying the home through one of these sites in our opinion is a commercial use, but there have been varying opinions in the courts. In some opinions courts have ruled that a rental, even short term, is indistinguishable from any other residential usage of a property. Other courts have ruled that the distinction between short term rentals and a normal lease of a home is the intent to remain in the home as a resident of the neighborhood. There is a case before the Texas State Supreme Court, but no opinion has been rendered as of yet. Further, our attorney believes that any decision will be appealed and cloud the ability of associations to take any meaningful action for some time. It is the recommendation of our attorneys and our management company that we take steps to amend our documents specifically addressing short term rentals.

Finally, it is with trepidation that I report that we have reached a point where the annual fee of \$250 is no longer sufficient to cover our annual expenses. The annual assessment has been \$250 since the community association was formed in the late 1980's. Even more impressive is that we managed to dig ourselves out of a financial hole left by Bluegreen when we took the association over from them. We were able to address a number of problems and desires for more landscaping through two different special assessments. However, with the completion of Lake Ridge parkway, the landscape maintenance is more than we can afford on the existing assessment. We are working through the numbers but expect that the annual assessment will need to be somewhere between \$300 and \$325 per year without adding any additional amenities.

We are planning a special meeting sometime in May to address a number of items. First, we need a vote on a new assessment going forward. Second, we need to change the CC&R's to address short term rentals. Third, we have 37 different sections of CC&R's today. We would like to condense the CC&R's to a single set for all of Lake Ridge. Of course, the gated communities have sub-associations and they would keep those separate documents. Finally, there are a number of special projects/opportunities that we would like to discuss with the neighborhood. We will keep you updated and you can expect a mailer from us inviting you to a special meeting soon.

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A: The CHPD investigated the number of crashes for the past year and found there were no crashes at this intersection. However, the officer that provided the information has asked that the stop sign issue be included on the agenda for the traffic safety committee.

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

- **Keep the foliage i.e. purple trees and other bushes and shrubbery cut down so that it doesn't block your view when turning onto or leaving Prairie View; Texas Plume, Diamond Point and all other North/South & East/West roads.**

Q. More neighborhood gatherings. Car Show!!

A: We currently have community events which include, National Night Out, The annual Golf Tournament, various social events randomly scheduled. There is also a walking group and a book club that meets at the POA clubhouse. We would welcome the assistance of members of the community to initiate other activities with the partnership of the board. Anyone who is interested in working on events please contact Carolyn at the POA office.

Q. Renovate the clubhouse. Mira Lagos and neighboring communities have a much nicer clubhouse, but our community has nicer houses

A: Those neighborhoods have annual assessments that are multiples higher than ours. The clubhouse was updated with approved funds from the beautification fee. At the special meeting we can discuss potential new projects. We do have the opportunity to purchase some of the other large lots on Lake Ridge and at the entrance to the community. This would potentially allow us to pursue other projects in the community but it would require additional funds being approved. If you have specific suggestions, please forward them to Carolyn to be considered by the board.

The club/office building was updated when the building was purchased. Additional renovation funds must be allotted based on our funds/finances from our homeowner's dues. It's like any other budget, you have to take care of the priorities first, and then be able to manage the luxury expenses. We have a very large community with needs, and not enough funds to accommodate all expenses.

- **Pay attention to what's happening in our elementary school. Have community events, especially for kids.**
- **Bump up the fee \$50.**



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



Lake Ridge 10th Annual Golf Tournament

by Kay Davidson

The Lake Ridge Charitable Organization held its 10th Annual Golf tournament this year on November 4, 2017, at Tangle Ridge Golf Course. The committee prepared to make the 10th annual tournament a very special event, and special it was! About 100 golfers participated in a fun blind bogey scramble with special contests sprinkled throughout the 18 holes to add to the fun and competition. We decided the 10th year needed an extra special contest, so the 10-10-10 contest was created, thanks to Bill Pierce's creativity! Golfers stopped at hole #10 and attempted to "chip" a ball into a circle about 20 yards away...the successful golfers walked away with a crisp \$10 bill! Other competitions included longest drive, closest to the pin, "land in the circle" tee shot, and putting contest. With more women playing this year, the contests were divided into separate groups for men and women and that made for some very happy women! The DAL prize is always a popular contest with the "winning losers" walking away with some pretty fancy dartboards this year!

City officials were on hand to support the tournament along with the CH Police Department and the CH Fire Department who have supported the tournament for all 10 years.

Many local businesses in Cedar Hill, Grand Prairie, Mansfield, Arlington and Midlothian offered fabulous support by donating generously with gift card, raffle items, and auction items.

This year brought a new element to the tournament. We had our first title sponsor: BOSHA (Baylor Orthopedic Spine Hospital of Arlington). With their large financial contribution along with other generous sponsors, we were able to fulfill all of the charities' requests. This year we supported the following charities: Cedar Hill Shares, Grand Prairie Food and Clothing Coop, Cedar Hill Police, Cedar Hill Fire Department, CHAT (Cedar Hill Action Team), Mission Cedar Hill, Cedar Hill All Pro Dads, Bridges Safehouse, PAWS for Reflection, Grand Prairie Pregnancy Resource Center, Best Southwest Regional CERT Program, Citizens Police Academy Alumni Association, and Children's First Counseling Center. We are proud that we have been able to raise \$166,779.75 in the 10 years of our existence.

We look forward to the 2018 tournament, which will be held the first Saturday in November 2018. Come and join the fun, as all levels of golfers are welcome to participate. You can sign up as a team or a single and we will put you in a foursome...a great way to meet some fellow golfers! If you interested in joining the planning committee, please contact Carolyn Rollwitz and we will put you to work for the outstanding cause that brings community together for the good of all.

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A big “Thank You” to all our sponsors for the 2017 Golf Tournament!

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Construction Projects/ACC Submittals - - What is Required

By Carolyn Rollwitz

All homeowners, who are planning a renovation project---

- on the exterior of your home
- building another structure
- fence
- storage building
- building anything on your property (front or back property)



You must submit plans to the ACC for review and get a permit from the city.

Recently, several homeowners, have started projects without ACC approval or a permit from the city. Failure to follow approval process will result in fines.... these fines will grow and become a considerable amount added on to your account. It can also result in legal action by the Association. The ACC approval process is not difficult and Kimberly or Carolyn will be more than happy to assist you with the submittal process.

If you are just remodeling the inside of your home, those changes do not need to be submitted to the ACC.

This is in accordance with the documents you agreed to when purchasing property in Lake Ridge. The ACC Submittal Form is online: www.lakeridgepoa.org or email Carolyn and I will be more than happy to send it to you.

Meet Your New Police And Community Team Officer (P.A.C.T.) . . .

My name is Sergeant Norman Hammel and I currently have 31 years in Law Enforcement. I started my Career in 1985 with the City of Glenn Heights and worked in patrol. I promoted to Sergeant during my time there. I left the City of Glenn Heights in 1990 to advance my career with the City of Lancaster. While with Lancaster PD, I spent three years in the Criminal Investigations Division investigating various crimes including property crimes and crimes against persons. In November 2000, I left the City of Lancaster and became a member of the Cedar Hill Police Department. In 2006 I was promoted to patrol Sergeant and in October 2011 was reassigned to the Cedar Hill Criminal Investigation Division until 2015 as the Sergeant over that division. In October 2016 I accepted the Supervisory role of the P.A.C.T. unit. In my unit I have five additional Officers that I work with. Our role in the PACT Unit is very different from the traditional enforcement role. I enjoy engaging with the community in such ways as attending Crime Watch Meetings, Holiday events and educating the public on overall Crime Prevention.



Sergeant Norman Hammel

MEET CAROLYN ROLLWITZ...OUR LAKE RIDGE POA MANAGER



Carolyn has been with the POA of Lake Ridge for 14 years. She was married for 28 years and has been widowed for the past 10 years. She has 2 wonderful daughters, 4 grandchildren and expecting a great grandson any day.

Carolyn previously worked for South Plains College where she was the Assistant to the Technical Education Dean. Carolyn was there for 23 years and had the great experience of seeing 4 Deans come and go, all the while working and training each of them.

“At this time in my life, I felt like I had taught all the deans I wanted to, and was ready to move to this area and be more active in my children and grandchildren’s lives.” So, after 26 years in Levelland -- Carolyn moved to Arlington ---not knowing anyone, nothing to keep me busy, and no job in hand. She decided that 7 months of retirement was long enough.

She has been “dubbed” --- “Radar” “The Principle”, “Mechanic/Secretary”, Administrative Assistant, Computer Guru, Manager, because of her reputation as the go to person who can do just about anything. ---

Carolyn loves working in this environment and enjoys the daily job of working with so many different and unique individuals.... from homeowners, and city officials, to vendors and landscapers, everyday is a new day.

Her responsibilities include:

- Maintains good rapport with property owners, responding promptly to their questions and requests.
- Coordinates the organization of the annual owners meeting with CMA corporate office and Board.
- Contributes to the Association newsletter.
- Develops a plan for continually educating members regarding the Association and members’ responsibilities to the Association.
- Prepares quarterly property status reports.
- Works with ARC and/or Modifications Committee to enforce governing documents as they relate to architectural review, including corresponding with violators, keeping accurate records and timely follow-through.
- Completes Field Inspection Reports as required and writes periodic Board reports.
- Implements property inventory system for the Association developed by CMA corporate office.
- Qualifies potential contractors in accordance with CMA policy and routinely evaluates the performance of all outside service contractors.
- Coordinates development of bid specifications for service contractors in accordance with CMA requirements.
- Develops a preventive maintenance program for Association assets.

Continued on page 35

COP Appreciation Awards

by Tara Powers

Keeping our community safe-----

It's always nice to recognize homeowners in our community who have gone above and beyond to keep our community friendly, beautiful and most of all, safe. We are fortunate to have Bill Pierce and Sterling Burns as our neighbors. Bill and Sterling are both members of the CH citizens on patrol unit. As members, they volunteer their time to patrol neighborhoods thru out Cedar Hill, including our own "Lakeridge".

In late December, during the holiday season, they helped to apprehend a violent felon in the Walmart parking lot. The two "COP" members were recognized at the City Council Meeting for their help and support of our police department.



Left to right: Chris Parvin, Bill Pierce, Sterling Burns and Chief Rhodes

Congratulations Bill and Sterling! Our community and city are fortunate to have you as part of Lakeridge.

Two Residents receive Appreciation Awards at Cedar Hill City Council Meeting

Citizens on Patrol members Bill Pierce and Sterling Burns were recognized with Certificate of Appreciation Awards which read:

"In recognition of your assistance in apprehending a violent, wanted felon on December 20th, 2017 in the Walmart parking lot. Your volunteer efforts as a Citizen On Patrol helped keep Cedar Hill safe during the holiday shopping season. We are thankful for your dedicated service and wiliness to make a difference in our community."

Did you know that 4 times a year, CH schedules----- Electronics Recycling and Paper Shredding

Electronic recycling and paper shredding events take place on the same days as Household Hazardous Waste Collection Events at Cedar Hill High School's parking lot (1 Longhorn Blvd) from 9 am to noon. **Registration is not required for electronic recycling and paper shredding. However, if you are also interested in the household hazardous waste event, you will need to register.** Consider arriving after 10 am to help us serve you in a timely manner. For safety reasons, staff will not accept your waste until the site is completely setup. Call (972) 291-5126 for additional information.



March 17, 2018
June 9, 2018

September 15, 2018
December 1, 2018



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Gardening Tips

by John Marinos

A good plan is the first step in establishing a flourishing home vegetable garden. Planning includes

Selecting the garden location; deciding on the size of the garden; determining the types and varieties of vegetables to plant; and planning where, when, and how much of each vegetable to plant in the garden.

Site selection

Choose a place where the soil is loose, rich, level, and well-drained. Do not choose low areas where water stands or the soil stays wet. Vegetables will not grow in poorly drained areas.

Do not plant where weeds do not grow; vegetables will not grow well there either.

Vegetables need sunlight to grow well. Do not plant where buildings, trees or shrubs will shade the garden. Most vegetables need at least 6 hours of sunlight daily.

Do not plant vegetables under the branches of large trees or near shrubs because they rob vegetables of food and water.

Plant the garden near a water supply if possible. In many areas a garden can grow without watering, but it is more likely to be successful if it is irrigated.

Water is needed especially during long dry periods or when planting seeds.

Few people have the perfect garden location, so look for the best spot possible.

Garden size

Making the garden too large is one of the most common mistakes of enthusiastic, first-time gardeners. A garden that is too large will be too much work. When determining the size of your garden, consider these factors:

Available time. If the only time you have for gardening is after work or school, or on weekends, there may not be enough time to care for a large garden.

Family size. If gardening is a family activity, a large space can be cared for. A larger family also can use more vegetables.

Reason for gardening. If the garden is purely a recreational activity, a container or flower bed garden may be big enough. If you want to grow vegetables for canning or freezing, a bigger area is needed.

Types of vegetables to be grown. Some vegetables take a lot of room. Most need at least 3 feet of space between rows. If you want to plant ten rows of vegetables, the garden must be 30 feet wide.

Deciding what to grow

What to grow in the garden is as big a decision as where to locate it. Consider the following points in selecting vegetables:

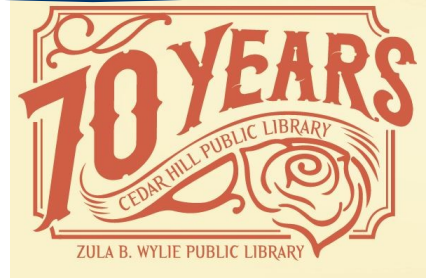
Space available. Do not plant watermelons in a small garden. They take up too much room. Other vine crops such as cucumbers and cantaloupes can be grown in small gardens by trellising them on a fence some other structure.



Continued on page 34

Community News

Zula B. Wylie Public Library 70th Anniversary Celebration



Sunday, April 8, 2018.....Come party like it's 1948 celebrating 70 years of library service in Cedar Hill. There will be big band music, dancing demos, food, crafts and lots of fun!

Cedar Hill will be celebrating all year in 2018! Special anniversary events are planned to acknowledge the continued service of the Cedar Hill Public Library that was established in a small building at Houston and Cedar Street in 1948. Check out the website to see what other events will be taking place throughout the year: <http://www.cedarhilltx.com/2364/Library-70th-Anniversary>



Miles for Milson Charity Run Saturday, April 14, 2018

Join us on Saturday, April 14, for the 7th annual Miles for Milson Charity Run to honor the memory of Coach David Milson, a long-time head coach of the Cedar Hill High School basketball team who twice took his team to the Class 5A state title game. The event is organized by [Cedar Hill Lions Club Charities, Inc](#) and [Cedar Hill ISD Athletics](#).

The event will feature a timed and certified 5k and Fun Fun. Medals will be given to the top overall male and female finishers and the winners of the 5k. Register online as an individual or team. <https://runsignup.com/Race/TX/CedarHill/MilesforMilson5K>

Head for the Hills Bike Rally - May 19th

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). Registration will be available soon.



For inquiries, please call 214.364.7800 or check out: <http://www.headforthehills.org/>

Do you have a great idea for a neighborhood “get together”? Someone at the annual meeting suggested a car show? How about a wine tasting event? A kids fishing contest? Movie night on the POA office deck? BBQ with games for all ages?

How about forming a “social committee” to plan and execute a few events during the year!

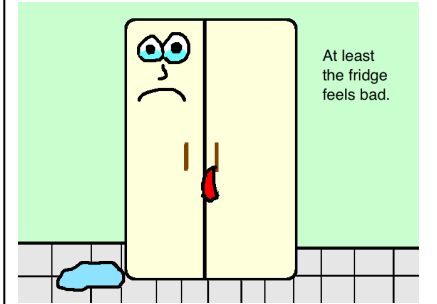
When new people with great ideas get involved and start planning, it’s amazing the things that can be accomplished. Getting involved with neighbors and forming friendships helps make a stronger community all the way around, as those of us on the golf committee have certainly found out over the past 10 years. Let’s bump up the *Lake Ridge on Joe Pool Lake image* with some new social events and happenings!

If you have an interest in being a part of this committee, please contact Carolyn Rollwitz at the POA office or any board member. Any of these people can get you headed in the right direction.

STOP STOP

DO NOT PUT ME TO THE CURB!!!

IF YOU DON’T HAVE A TECHNICIAN’S TAG STUCK TO ME SAYING THE FREON HAS BEEN REMOVED THEY WILL NOT TAKE ME TO MY FINAL RESTING PLACE!!!!



**October 2, 2018
Lake Ridge
Clubhouse**

**More information
coming soon!**



Emergency Communications Plan for Lake Ridge

by Bill Pierce

A plan that receives information from outside our community and disperse it to our neighborhoods in case of an Electromagnetic Pulse or a Geomagnetic Pulse event. With an EMP or GMP event we would have no smart phones for communications with our family and friends. The fact is we would have no electronic equipment that has computer chips or needs electricity to operate.

How does the plan work?

1. Fire Station 214 on Lake Ridge Parkway is our Command Post
2. Ham Operators will collect news at command post using radios protected by Faraday Cages.
3. Community Volunteers will receive news from command post and disperse to neighbors.

Lake Ridge has been selected as a beta test site for this plan by Fire Chief Ballard and Police Chief Rhodes. After plan has all the bugs worked out it will roll-out to the next Cedar Hill Fire Station and surrounding residents for implementation. The plan will continue to grow from Fire Station to Fire Station and City to City.

Lake Ridge needs Ham Operators and Community Volunteers.

You can sign-up at the Lake Ridge Clubhouse POA office

You know... We purchase health and life insurance for catastrophic events that we hope will never happen. This is the same proposition, only you pay no premiums . . . you just give a little time to understand the plan.

For All Lake Ridge Grand Prairie Homeowners

RJ and Emita Garcia are pleased to host a "Meet and Greet" for Grand Prairie Mayor Ron Jensen, Place 6 City Council Member and Mayor Pro Tem Jeff Wooldridge, and Place 8 City Council Member At Large Greg Giessner on Saturday April 14 from 4 to 7PM at 9124 Bentwater Parkway, Cedar Hill TX 75104.

This will be a great opportunity to meet some of our local Grand Prairie elected officials and hear about the many exciting new developments in Grand Prairie.

It will also be a great occasion to socialize with your GP Lake Ridge neighbors and share common issues and concerns.

Please RSVP for the event by calling 972-291-6340 or send email to ecgtwo@sbcglobal.net by April 10.



ELECT

Chad McCurdy

Cedar Hill City Council Place 4

Bio

I Grew up in Garland, Texas.
I Graduated from SMU Cox School of Business with a degree in Organizational Behavior. My family has lived in Cedar Hill for 13 years. We moved to the High Pointe neighborhood in 2005 and Lake Ridge in 2007. Both of my children attend Cedar Hill Public Schools.

Community

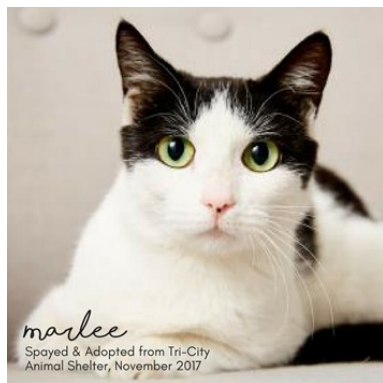
- ◆ Lake Ridge POA Board Member since 2008
- ◆ Lake Ridge POA President since 2011
- ◆ Founder and President Lake Ridge Charitable Foundation
- ◆ Member and Chapter leader for Cedar Hill All Pro Dads
- ◆ Chairman for Cedar Hill Planning and Zoning Commission
- ◆ Member of the 2017 Bond Recommendation Committee
- ◆ Graduate of Citizens Police Academy

www.chadmccurdy.net

*Early Voting April 23rd - May 1st
Voting May 5th*

Advertisement paid for by Chad McCurdy for Cedar Hill City Council Place 4 Campaign, Jay Patton Treasurer

Support Tri-City Animal Shelter



Friends of Tri-City Animal Shelter has been subsidizing the cost of pre-adoption spays and neuters at the shelter since 2013, helping over 5,400 animals and investing over \$185,000 in reducing pet overpopulation. Thanks to our donors (including so many of you!), 100% of the animals adopted from Tri-City are sterilized before joining their new family.

There are many benefits to spaying and neutering animals -- the most critical of which is reducing overpopulation and animal shelter intake. One pair of unaltered cats and their litters can produce 420,000 cats in just seven years; one pair of unaltered dogs and their litters can produce 67,000 dogs in just six years. With 6.5 million companion animals entering U.S. shelters nationwide each year, spaying and neutering really does save lives.

Spaying and neutering also has benefits for your pet! It can help prevent unwanted behaviors like marking and aggression. It can also reduce your pet's instinct to roam, helping to prevent them from getting lost. Sterilization also lowers your pet's cancer risk and extends your pet's lifespan.

This year, PetSmart Charities has awarded Tri-City and the Friends with a grant of \$47,250 to fund 1,350 spays and neuters for shelter dogs and cats in 2018. Our grant application was selected from among more than 1,100 applications requesting nearly \$40,000,000. The Friends have been dreaming of renovating a surgical suite and hiring a shelter veterinarian for Tri-City Animal Shelter for several years. This grant will not only fund our entire 2018 pre-adoption spay/neuter commitment -- it will also propel us forward toward this vision.

If you are interested in being part of the committee raising funds for the renovation, or you or your company would like to be part of the project through either sponsorship or an in-kind donation of materials or services, please contact us. We would love to partner with you as we work together to save lives in our community!

Contact Us:
Friends of Tri-City Animal Shelter
Corey Thompson, Executive Director
director@tricityfriends.org | 469-850-2287
www.tricityfriends.org

Support Tri-City Animal Shelter through Event Sponsorship

- **Paws in the Poolooza** - August 11, 2018

Vendor booths available from \$25; sponsorships available from \$100-\$1,000

- **Paws, Claws & Outlaws Gala** - September 15, 2018

Sponsorships available from \$250-\$10,000; 10 person table sponsors are \$650

- **North Texas Giving Day**

Matching fund sponsorships available beginning at \$100



Spring Tips to Keep Your Pet Healthy

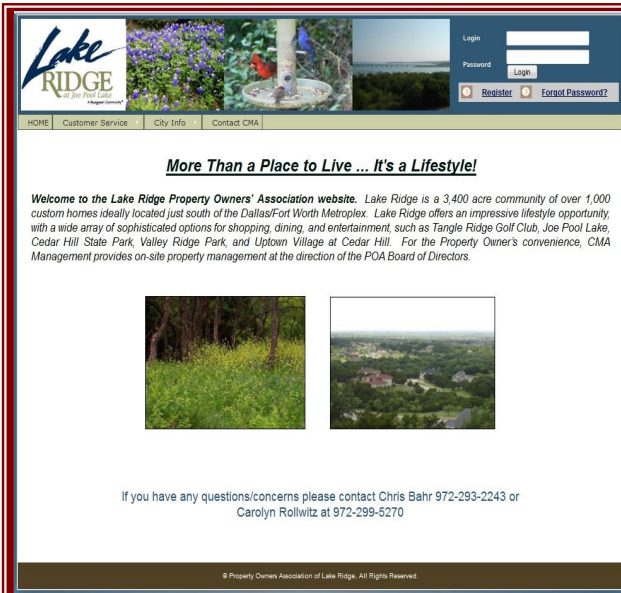
by Stacey Copeland

With the warmer air coming in, we are all thinking about Springtime in Texas! As we get outside more, our pets will also be enjoying the milder temperatures. Make sure your pet is safe and healthy this spring with these 5 tips!

- 1. Ticks** – Ticks are nasty little creatures that can spread a number of different diseases that affect both pets and people. If you are not on a year-round preventative, now is the time to talk to your vet about the best treatment for your pet. Topical medications and medicated-collars are effective at keeping ticks away from your pets. No preventive treatment can be completely foolproof, so it is still important to inspect your pet for ticks on a daily basis. Know what ticks look like and give your pet a head-to-tail examination. Your pet will love the extra attention and you might find a tick before it has a chance to spread disease. Since ticks need to be embedded for 24-48 hours to spread infections, prompt proper removal is critical.
- 2. Fertilizers and Mulch** – We all love to start planting our spring flowers, mulch our beds and fertilize our lawns during the spring months, but be aware of hazards when you have pets. According to the Pet Poison Helpline, most fertilizers contain a wide assortment of potentially toxic substances including iron and nitrogen. They could also have pesticides, fungicides, or herbicides. While small ingestions of fertilizer may only result in mild stomach upset, larger ingestions can result in severe poisoning from the iron, nitrogen and other chemicals. Large ingestions of meal-based fertilizers may also form a concretion in the stomach resulting in a bowel obstruction or severe and painful inflammation of the pancreas.
- 3. Snakes** – If you didn't know already, YES, we have snakes in Lake Ridge! A snakebite is something we all hope our pets will never suffer, but Rattlesnakes, Copperheads, and even Coral snakes have been seen, as well as the friendlier snakes, rat snakes and garden snakes. The best way to avoid snakebites is to know when you and your pet are most likely to come in contact with a snake and use appropriate caution. Snakes are coldblooded creatures that are most active during periods of warm temperatures, usually anytime the temperature creeps above 80 degrees. Most venomous snakes found in Texas frequent tall grasses, bushes and woodpiles, so keep your yard from becoming a good snake hideout by keeping grass short and shrubs trimmed. Most dogs and cats are bitten on the face or mouth and sometimes the feet and legs. The bite punctures themselves are often tiny and may be difficult to see due to associated swelling or location of the bite. Snakebites are associated with rapidly progressive swelling, bruising, significant pain and a small amount of bloody or black drainage from the punctures. Bites to the head and mouth can lead to difficulty breathing due to the profound swelling that may develop near the airway. If you think your pet has been bitten by a snake, head to the local emergency vet ASAP. You can also ask your vet about the rattlesnake vaccine, which is specifically designed to produce antibodies against the venom of the western diamondback rattlesnake. The vaccine may also be effective against other snakes with similar venom, such as the sidewinder, timber rattlesnake, and copperhead. The vaccine does not protect against the venom of water moccasins or coral snakes.
- 4. Heartworms** – With the springtime rains, warmer temps and higher humidity, North Texas is predisposed toward heartworm development, which also contribute to large reservoirs of breeding mosquitoes. Heartworm disease is caused by an infection by a parasite, a type of microscopic worm, that is transmitted to animals by the female mosquito. When a mosquito harboring the parasite feeds on an animal, it allows the immature parasite to



Continued on page 35



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

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



CMA
Community.
Well Served.

Garden Tips- continued from page 27

Expected production from the crop. The smaller the garden, the more important it is to get high production from each row. Small, fast-maturing crops such as radishes, turnips and beets yield quickly and do not require much space. Tomatoes, bush beans, squash and peppers require more space but produce over a long season.

Cost of vegetables if purchased. Plant vegetables that are expensive to buy at the grocery store. Broccoli is usually one of the more expensive vegetables that can be grown in most home gardens.

Food value of vegetables. All vegetables are good, but some are more nutritious than others. Grow different kinds of vegetables to put more variety in your diet.

Personal preference. This is especially important if the garden is purely for recreation or personal enjoyment. Grow vegetables your family likes to eat.

Acknowledgments:

The original version of this publication was authored by Sam Cotner and B. Dean McCraw

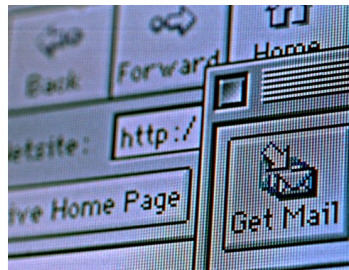
Spring Tips to Keep Your Pet Healthy - continued from page 33

enter the animal's bloodstream. As it develops, the parasite eventually migrates to the pulmonary arteries, which are large blood vessels that connect the heart and lungs. The most frequent signs that are reported include a persistent cough, difficulty breathing, exercise intolerance, decreased appetite and weight loss. All pets can fall victim to heartworms, so make sure standing water is kept clear and as with Ticks, you should consider putting your pet on a year-round heartworm preventative medication. Talk to your vet about the best choice for you and your pet.

5. **Leptospirosis** - Leptospirosis is a disease caused by infection with Leptospira bacteria. These bacteria can be found worldwide in soil and water, but most common in areas with warm climates and high rainfall. With all the lakes, streams, rivers and ponds we have around, dogs can become infected. Signs of leptospirosis may include fever, shivering, muscle tenderness, reluctance to move, increased thirst, changes in the frequency or amount of urination, dehydration, vomiting, diarrhea, loss of appetite, lethargy, jaundice (yellowing of the skin and mucous membranes), or painful inflammation within the eyes. The good news is there is a vaccine for Leptospirosis, so you can make sure your pet is vaccinated against this potentially deadly bacteria.

For more information on poisons or toxins, check out the Pet Poison Helpline at www.petpoisonhelpline.com. Also find more information about pet care at www.vetstreet.com.

Stacey Copeland is Owner and Top Dog of Camp Bow Wow, a full-service pet services company offering day camp, boarding, grooming and in-home services. Camp Bow Wow is located at 519 E Highway 67, Duncanville, Texas, 75137 serving the Southwest Dallas, Texas area. You can find more information at www.campbowwow.com/swdalla or contact directly at 972-296-9663.



Made a change in your email address lately? Send your change to: crollwitz@cmamanagement.com

Meet Carolyn Rollwitz - continued from page 23

- Solicits bids for repair work as necessary.
- Oversees the care and maintenance of the common facilities.
- Implements procedure for proper enforcement of Association rules.
- Establishes office procedures and forms necessary to implement operational procedures.
- Processes routine insurance claims.
- Makes herself available after hours via cell phone.
- Interfaces with municipalities & government agencies as necessary for planning and zoning issues, code enforcement and public relations.

And many more!!

"I know that with my experience, people skills and tenure with CMA and the Lake Ridge community, I can help to make this one of the premier properties in the North Texas area.



Property Owners Association of Lake Ridge

April 2018

Dear Lake Ridge Property Owner:

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

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

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

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

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

-
- ➔ **Texas Tractor Service, LLC** - 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.

 - ➔ **Have Tractor Will Mow** - ernestbaley@sbcglobal.net - Ernest Baley - home 972-291-1677 or cell 469-254-3617. - Lot mowing, cleaning and tree removal. 108 N. Potter, Cedar Hill, TX - Insured.

 - ➔ **B & C Landscaping** - ckinikin@gmail.com - Chris Kinikin - 469-249-0945. Lot mowing, residential yards, tree/shrub trimming or any/all of your landscaping needs. Call, text or send an email to receive a quote.
-

Continued on page 37

-
- **Nazario Landscaping** - patriciastokes@hotmail.com - Nazario - Call or text 469-766-7722 - Lot/acreage mowing, tree trimming. Residential maintenance includes: mowing, flower bed maintenance, sprinkler repairs, fertilizer and necessary requirements for a manicured lawn.

 - **Don Camp** - don.camp56@yahoo.com - Don 214-403-5870 - Lots/Acreage and Residential yards. For all your landscaping needs. Call, text or send email to request an estimate.

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

 - **Hill Brothers Lawn Care** - emiel.hill@yahoo.com - Eric Hill 972-217-6504 or 903-319-9050. Lot mowing, residential yards, and trimming. We service the Quad City area and are located in Cedar Hill. Call or text for a quote.
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We appreciate your cooperation and thank you in advance for your help with maintenance and keeping Lake Ridge a premier community. Remember, the cost of sending out violation notices costs the Association, which is you.

FIRE HAZARDS

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

Yours Very Truly,

POA of Lake Ridge Board of Directors

Communications Information

Email Web Telephone

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

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

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

www.lakeridgepoa.org (Request to Login)

Committee Information

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

Architectural Control Committee
architecture@lakeridgepoa.org

Communications Committee
communications@lakeridgepoa.org

Finance/Legal Committee
finance@lakeridgepoa.org

Maintenance Committee
maintenance@lakeridgepoa.org

Landscape Committee
landscape@lakeridgepoa.org

Board of Directors
board@lakeridgepoa.org

