

December 2004



# Stacy Ridge Estates



Stacy Ridge Homeowners Association

## A Message from your Association Manager

Dear Homeowners,

As many of you are already aware, Premier Communities is the Management Company for your Association, and I am your Association Manager. I am in your community once a week to inspect your common areas, including landscaping, pool facilities, and playground equipment. I also take a drive through the neighborhood looking for things that may be of concern to you as homeowners. As increasing property values is our primary concern, sometimes reminder letters are sent regarding yard maintenance or other things that may need to be addressed. Should you have any questions regarding how we manage your HOA, or like to communicate specific concerns, please contact me at 214-871-9700, ext. 228. Thank you for this opportunity to help Stacy Ridge Estates continue to be a wonderful place in which to live!

Sincerely,  
Ashlynn Wells



## Communications Committee Report



Christmas is a very special time for families to get together with other families to celebrate the holidays. Your Stacy Ridge Estates Neighborhood Directory helps to make that happen for your neighborhood. Your Communications Committee Block Captains will be working the next few weeks to contact our newest neighbors to collect their family information for the directory. Our target for publishing the directory is February 1, and we need all updates complete by January 15.

If you are new to Stacy Ridge, and have not been contacted, we welcome you to Stacy Ridge Estates. You are part of an exciting, friendly and caring community. Our neighborhood directory has played a large part in making that happen. We currently have close to 170 families in our directory and we are only missing information on about 10 families. If you would like to help us expedite the directory update process, please send your family contact information to [Communications@StacyRidgeHOA.com](mailto:Communications@StacyRidgeHOA.com). Please include everyone's names as you would like to be known by your neighbors, your home address, email address and phone number. You can include his and hers email address and/or mobile phone numbers. Please also include children's birth year, not birthday or age.

We also have several families in the directory that have not submitted their updated information. If you have new email addresses, phone numbers or additions to your family (new babies), please send your updated information to [Communications@StacyRidgeHOA.com](mailto:Communications@StacyRidgeHOA.com). If you have not been receiving email notices about neighborhood activities, we do not have your correct email address.

As usual, the directory is strictly for neighborhood use only. None of the information in the directory is to be shared outside of our neighborhood. The cover letter in the directory further explains its use and restrictions. We want you to feel that your family information is kept confidential within our neighborhood.

So, please send your family information and updates today!

Again, we welcome the new families to Stacy Ridge Estates. We are certain that you are going to love living here. When you get your new directory in February, make a special attempt to meet all of your nearby neighbors and plan on attending all neighborhood events.

Have a very, Merry Christmas and a joyous 2005.



Gary Rice





## Stacy Ridge Estates Board of Directors Message to the Residents: Winter 2004

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Neighbors,

As you are aware, the recent 'flip' of our community from Developer control to Homeowner control has been a major milestone for the neighborhood this year. Since the flip and the election of your Board of Directors on September 16, 2004, there has been a huge effort by our members to digest all of the rules and regulations governing our association and fully understand the historical and outstanding issues facing our HOA.

You, as residents, are aware of many of the concerns we all face in trying to keep our community a safe, comfortable and desirable place for our families to live together. Some of the issues are large and some are small but all of them are important to us to understand how we can make our home a better place to live. No single group of individuals alone can bring about the changes we need but by working together we can all help to reach our common goals.

The Board has made significant progress toward many of the major issues facing us. Among these are a comprehensive review of the Bylaws and Covenants as they apply to our community, establishing a dialogue with the builders to ensure adherence to the HOA construction standards and engaging the Paul Taylor company to negotiate and understand their desire to annex a Phase 3 portion into the HOA at the West side of the development.

Foreshadowing events anticipated occurring early next year, HOA dues will not increase, we will be requesting your vote in consideration of expanding the HOA to include a Phase 3 (detailed information and a board recommendation will precede this request), improvements will be initiated in the landscaping of common areas, and we will put before you suggested revisions and corrections needed in the legal documents governing the HOA.

In addition to these major issues, the Board has had the pleasure to participate in some of the other business workings of the HOA. The Board has contacted each of the standing HOA Committees; Architectural Control, Safety, Landscape, Social, Finance and Communications; to let them know some of the obstacles and barriers previously existed under Developer control may be revisited under our new Homeowner control, often with more favorable results. The Board has also been able to work with individual residents on issues which may not fall within any other Committee's specific responsibility.

To succeed in these and other day to day issues, the Board has called upon our HOA Committees to step up and participate as newly revitalized and empowered teams of volunteers, working together to manage and offer recommendations and make decisions regarding community initiatives. All of our Committees are in constant need for fresh strengths and ideas so please consider volunteering some of your time to the neighborhood by contacting the Committee of your choice.

And finally, please be aware the Board wants all of our residents to know we place a high value on communication between all levels of membership within our association. We have had five Board meetings to date and all of our meeting minutes are available to our members in good standing. We recommend residents feel free to contact any of the Committee members to address issues specific to those committee charters. Other requests for Board review may be sent in writing to our address at:

Stacy Ridge Estates  
Board of Directors  
1717 Angel Parkway Suite #136  
Allen, Texas 75002



We all look forward to a Happy and Exciting New Year!

Gary Rice – President  
Jason Tucker – Vice President  
Bill Carder – Treasurer  
Tom Melton – Advisor  
Bob Bogucki – Secretary

PS: We hope that the community enjoys the Holiday lighting at the entrances this year – efforts courtesy of the Stacy Ridge Board of Directors!



## Stacy Ridge Estates Architectural Control Committee



**ACC Objectives:** *Our goal is to enhance, maintain & monitor the aesthetic appearance of all permanent & non-permanent structures in our neighborhood, to promote consistency and sustain our property values, and to enforce all applicable covenants consistent with the Declaration of Covenants, Conditions and Restrictions (the "CCRs").*

**Please Note:** **All external modifications that change the appearance of the property require ACC approval. The following general guidelines reflect the ACC's interpretations of the CCRs during the previous two years based upon particular requests. The ACC will evaluate each request on its own merits taking into account all factors applicable to the specific property. The ACC reserves the right to revise these guidelines.**

### Frequently Asked Questions:

1. May I put a storage shed on my property & is it necessary to submit a plan to the ACC committee?  
*Answer: Generally, the ACC has not approved requests for sheds, but each request is evaluated on an individual basis. You need to submit a drawing showing design intent, layout on your property, construction material and color. The ACC will review your submittal at that time and accept / reject / offer any suggestions necessary to accommodate the ACC Objectives.*
2. May I put a play fort or trampoline on my property & is it necessary to submit a plan to the ACC committee?  
*Answer: You need to submit a drawing showing design intent, layout on your property and color. The ACC will review your submittal at that time and accept / reject / offer any suggestions necessary to accommodate the ACC Objectives.*  
*Note: Some useful guidelines are:*  
*10 feet from any fence in your backyard.*  
*Maximum height 12 feet (from ground to highest point).*
3. May I park my boat or recreational vehicle on my property?  
*Answer: Yes, but only provided that it is not visible from any street.*
4. Do I have to stain my fence?  
*Answer: No, but the ACC strongly recommends that you do stain your fence to maintain yours & your neighbor's property value and ensure the longevity of your personal property.*  
*The following two stains are acceptable for use in Stacy Ridge Estates:*  
*Honey Gold as Manufactured by Olympic Stains #57502*  
*Clear – Non-pigmented*
5. Do I need to submit a pool plan to the ACC?  
*Answer: Yes. You will need to submit to the ACC a pool plan showing the location of pool equipment & lot layout per CCR Section 2.31. As you may or may not know, no permanent above-ground pools are permitted by CCR Section 2.26.*
6. May I modify my existing home externally (e.g., the addition of a porch or patio cover)?  
*Answer: Yes, but you must submit a detailed plan including colors, building materials, dimensions, etc. Please refer to the CCR Sections: 2.07, 2.12, & 2.31. Please note that you must also obtain any necessary City of Allen permits.*
7. What if I want to pour additional flatwork such as an added sidewalk, extended driveway, etc.?  
*Answer: You will need to submit a request to the ACC. Please refer to CCR Sections 2.31 and 2.08, and submit a detailed layout illustrating placement on your lot and the dimensions of the area.*

Our intent in sharing these FAQs with you, our neighbors, is to try to improve communication and avoid misunderstandings in the future. As homeowners, we share common interests in maintaining and promoting the appearance of our community. It's always best to submit a request to the ACC BEFORE you make an investment in an improvement or modification to your home or property.

If you have any questions please feel free to contact:  
Ashlynn Wells: Association Manager – (214) 871-9700 ext. 228  
John Kobell: ACC Chairman – (972) 549-2005  
Michael Lozich: ACC Co-Chairman – (972) 542-1117





## Social Committee

The second annual Stacy Ridge Fall Festival Chili and Dessert cook-off was held on November 13. The event was a great success with delicious entries in both the chili and dessert contests. It was a tough choice, but in the end the winners were Inga Van Wagoner taking first place with her awesome chili and Katie Kurtz winning first place for her chocolate masterpiece. Second place winners were Lissa Kurtz for chili and Carolyn Rice tied with Mary Beth Costello for dessert. Luckily the rain held off until the end of the festival, providing the perfect weather for enjoying chili.

### **Great Holiday Party Tips**

*by Rick Rodgers, author of [Christmas 101](#)*

If you can't have a bash, just make some hot cider and invite some friends over for cookies and a chat in front of the Christmas tree. If you're in the mood for something more challenging, here are some of my favorite tips:  
**Pick your party dates early:** The premium weekend dates get booked fast. Consider having a party between Christmas and New Year's when schedules are lighter. I'm having a Boxing Day party on December 26 this year!

**Don't have a Rolodex party:** That's where you call everyone in your address book just to get your entertaining obligations done for another year. I prefer a few smaller, easier-to-manage parties with close friends who know each other to a huge bash where I spend a lot of time introducing strangers to each other.

**Create a "do-able" menu:** Choose some recipes that benefit from being made ahead -- marinated vegetable salads, gingerbread, dips, cheese balls and trifle are just a few suggestions. Don't make too many new recipes, or you may get overwhelmed.

**People love old favorites:** I rarely bake a ham throughout the year, but I love serving it on my holiday buffet. To make it extra special, serve it with homemade mustard and mayonnaise and fresh-baked rolls. Along with roasted turkey, it's an easy and delicious way to feed a crowd.

The social committee is in need of volunteers. Please contact Megan Ray at [megan\\_h\\_ray@yahoo.com](mailto:megan_h_ray@yahoo.com) or 972-549-0800 if you would like to help.





# Stacy Ridge Homeowners Association Committee Interest Form

\_\_\_\_\_ Yes! I want to join a committee!

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_ (home) \_\_\_\_\_ (work)

E-Mail Address: \_\_\_\_\_

Check One:

- \_\_\_\_\_ **Social Committee** (initiates and organizes social events for the community, i.e. holiday parties, community barbeques, pool socials, card clubs, etc.)
- \_\_\_\_\_ **Communications Committee** (works closely with other committees, welcomes new neighbors, creates neighborhood directory, and helps with the community newsletter)
- \_\_\_\_\_ **Safety Committee** (often works with the local police department, helps form a neighborhood watch, informs neighborhood of any safety concerns)
- \_\_\_\_\_ **Landscape Committee** ('eyes' of the community and advises Premier of any landscaping needs, i.e., broken sprinkler heads, entry lights not working, etc.)
- \_\_\_\_\_ **Architectural Advisory Committee** (reviews homeowner modification requests for exterior improvements and makes recommendations to the BOD)

Please return to:

Stacy Ridge Homeowners Association, Inc.  
c/o Premier Communities Management  
2711 N. Haskell Ave., Suite 2650  
Dallas, TX 75204



**Stacy Bidge Homeowners Association**

C/O Premier Communities Management Co.  
2711 N. Haskell Ave., Suite 2650  
Dallas, Texas 75204



## Useful Numbers



### Premier Communities Management Company

2711 N. Haskell Ave., Suite 2650      Tel: (214) 871-9700  
Dallas, TX 75204                              Fax: (214) 871-0355

Association Manager	Ashlynn Wells	228
Customer Service	Traci Rothermund	221
	Dorothy Talley	223
Accounting	Jeri Barthel	231

<b>City of Allen</b>	<b>972-727-0100</b> ( <a href="http://www.ci.allen.tx.us">www.ci.allen.tx.us</a> )
Fire Department	972-727-0260
Police Department	972-727-0200
Animal Control	972-727-0230
Building/Code Compliance	972-727-0130
• Builder trash	
• Unkempt lots	
Code Enforcement	972-727-0124
• Parking Violations	
• Trash & Debris	
• High grass	
Community Service	972-727-0160
• Street Maintenance	
• Street Light Repair	
Utility Collection	972-727-0180

