



2006 Summer Newsletter



National Night Out Is Tuesday August 1st

National Night Out is a great time for neighbors to get to know each other. When neighbors know and care about each other, they feel more comfortable reporting crime and suspicious behavior to police. More people watching out for each other and calling 911 will make our neighborhood a safer place.

This will be Tuesday August 1st from 6pm-9pm at the Celebration Park, Pavilion A at 701 N. Malone. Fire and Police

year's National Night Out. There might be vendors for refreshments.

If you have any questions about NNO, please contact Tania Rippy, Stacy Ridge Safety Committee.

By Tania Rippy



Stacy Ridge Estates will be celebrating in a different way this year. We will not be hosting an event as we have in the past. Instead, we have been invited by the City of Allen's Police Department to attend their Centralized Block Watch Party.

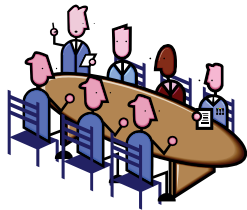
personnel will stage K-9 demonstrations. There will be Fire Trucks, Animal Shelter Personnel, SWAT, Police Motorcycles and other equipment.

We would like to invite everyone to come join us for this

Social Committee Report

The Social Committee sponsored two events earlier this year - The Neighborhood Garage Sale in March and the Picnic at the Park in April. We would like to have another event in late summer or early fall and we need your ideas and participation.

If you would like to help plan our next event, please send an email to StacyRidge@sbcglobal.net.



By Gary Rice

Watering Restrictions

What a relief the rains brought in early July. I measured only about 1/2" at my house but every little bit helps. The sad part is that since the ground soaked up most of the rain, the Stacy Ridge pond and Lake Lavon benefited very little from the rain. We are still in

stage 3. It appears that we are headed for stage 4, which means no landscape irrigation - ouch! Everyone must do their part and some extra or we will all suffer from the stage 4 watering restrictions. City of Allen has an excellent newsletter on this topic.

Go to CityOfAllen.org and click on the "Read More" link under "Stage 3 Drought Contingency Alert".



By Gary Rice

Stacy Ridge Mom & Tots Group

It takes a "Neighborhood" to raise a child...or so they say

Join us over Breakfast on July 27 to discuss the Stacy Ridge Mom & Tots group – A Play & Support group for Moms and Kids alike!!

Things we hope to provide: Friday Play Group (ages birth-5), Afternoon outings for our older kids, Mom's Night Out, and other fun ways to connect with neighborhood Moms and School-Mates!



Thursday, July 27th ~ 9am

1907 Bordeaux Court (The home of Laurie Macafee)

**** Please bring \$1 per child to pay the Babysitters****

Please RSVP to either:

Evelyn – 469-396-0207 / TheCorns@comcast.net

Laurie - 469-742-0915 / LaurieMacafee@yahoo.com

Sheri – 972-540-5639 / Sheri.Forrest@sbcglobal.net

Even if you can't attend, we would love to know if you are interested in being a part of this group! Please call or email so we can add you to the Email Group!!

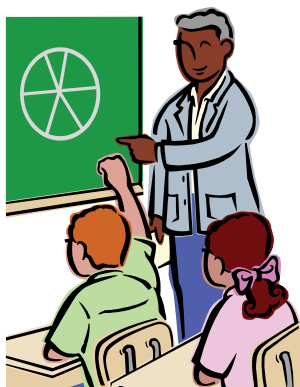
New Lovejoy Kindergarten Kids

If you missed the Stacy Ridge Kindergarten event that was held on July 14, you're not out of luck. If you have a child that starts Kindergarten at Lovejoy Elementary this year, your whole family is invited to the 4th Annual Stacy Ridge Kindergarten Round-Up, Saturday, August 5, 6:00 p.m. at the **Stacy Ridge Pool and Amenity Center**. We will

bring our young "kindergarteners-to-be" together a few days before they head off to BIG SCHOOL. **Hotdogs** will be provided. Don't forget your **swim suits**. Again, the Kindergartener's **whole family** is invited. We will have the class listings available that afternoon so we can initiate some classroom friendships! For questions or to help

with the event, please contact Lisa Vogel (vogelsnest@comcast.net) or Inga Van Wagoner (ingavw@hotmail.com).

By Lisa Vogel



A Word From Your Manager



One of our duties as the property managers is to review the community every two weeks. We look for maintenance issues on the common area and also review resident's homes.

Letters are sent to residents if their property is not maintained properly or if modifications have been made that have not been approved. Please let us know if you feel that you have received a letter in error. Please call our office if you have any questions or concerns!

Thanks,
Beverly Coghlan, CMCA,
AMS, PCAM
Community Association Manager
Neighborhood Management Inc.
Office 972-359-1548



The Landscape Committee Needs Your Help

Dear Residents, We would like to solicit your participation in the neighborhood Landscape Committee. Landscaping is a big part of our lives as it is our connection with the outside world. Our residents obviously take tremendous pride in our home exteriors, trees, shrubs and lawns as is evidenced by several remarkable displays throughout the neighborhood as well as through the professional maintenance of the community common areas.

The Landscape Committee charter is simply to meet together to share knowledge and information, to share our appreciation for local efforts, to work with our landscaper to discuss projects or developments and, most importantly, to enjoy the company of others sharing the same interests in landscaping and gardening.

As residents, we all have something of value to contribute toward the Committee. It may be your experience or knowledge, it may be organizational

skills, it may be your unique creativity or simply your desire to learn. Your level of participation or commitment is, as always, a personal decision. Any contribution at all would be of tremendous value and greatly appreciated.

By combining the love of our yards with a stewardship for the community, we can bring about a better understanding and appreciation for the landscapes which we enjoy on a daily basis.

Please contact me directly if you have any questions or if you have an interest in participating.

Bob Bogucki
1918 Armstrong Drive
Home 972-549-1121
Email b-bogucki@ti.com

By Bob Bogucki

Communications Committee Report

The Communications Committee provided our neighborhood directories that were mailed last February. If you did not get one or if your family is not included in the directory, please contact Gary Rice or send an email to StacyRidge@sbcglobal.net.

Our StacyRidgeHOA.com website is currently under con-

struction. We apologize for the long delay in getting the web site back up and running. We have a web master and web space, and I am currently working on content. Please be patient. I have found myself to be a committee of one on this project, and could certainly use some help in pulling this thing together. Here again, please contact Gary Rice or send an

email to StacyRidge@sbcglobal.net.

By Gary Rice



Fill a School Bus

The Allen Chamber of Commerce along with the Allen Community Outreach Center hopes once again to fill a school bus with school supplies for children in Allen. The Fill the Bus campaign will run from July 24 through August 1. Major businesses, their employees and the community are encouraged to purchase school

supplies for under-privileged children in Allen. Read "the rest of the story" to find a location near you. Let's help our students prepare for a successful school year.

On the web, go to www.enebuilder.net/allenchamber and scroll down to "Fill the Bus" and then click "Full

Story".

*By Troy Richards,
Ebby Halliday
Realtors, 469-449-
9876*



Stacy Ridge Estates Architectural Control Committee

ACC Objectives: Our goal is to enhance, maintain and monitor the aesthetic appearance of all permanent and 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 that despite the heat and the draught, this is a very active time of year for projects. In light of the many modification requests submitted to the ACC during the last couple of months, the ACC is republishing these FAQs for your assistance.

Except for landscaping, 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 four 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.

When completing a request to the ACC, you will find it very helpful to also review the CCRs, identify any relevant sections, and address particular restrictions applicable to your request. For example, the CCRs require that pool equipment should not be visible from the street; if the placement and visibility of the equipment is not apparent from the request, then the ACC will likely have to follow-up with you (which may slow down approval of your request).

The ACC reserves the right to revise these guidelines.

Frequently Asked Questions:

1. May I put a storage shed on my property and 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 and 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 and your neighbor's property value, and ensure the longevity of your personal property.

Note: 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, and lot layout per CCR Section 2.31.

Note: 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.

Note: 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:

Beverly Coughlan: Association Manager – 972.359.1548

John Kobell: ACC Chairman – 972.549.2005

Michael Lozich: ACC Co-Chairman – 972.542.1117



Xeriscape Techniques for Texas Landscaping

As we are all intimately aware, our City has implemented strict regulations to address a severe drought condition in this region. Exposure to these regulations has raised everyone's awareness towards the fragility of our lawns, trees, shrubs and flowers. Every lawn and plant is feeling the stress of having to endure the punishing heat and arid conditions with only minimal relief available through weekly or periodic hand watering.

While we are all facing this same challenge, we are not entirely without resources to address the issue. First and foremost, we must try to maintain a minimum level of sustainability for our landscapes while keeping consumption of our precious limited water resources to a minimum. Excess water application at this point only serves to stress the plants with a continuous roller coaster of moisture and at the same time exposes the resident to potential fines or surcharges for excess water consumption.

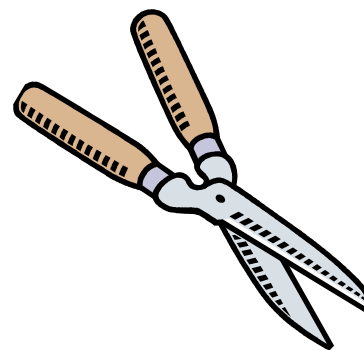
One option many residents are

choosing to explore is the option of Xeriscaping. By applying Xeriscape techniques, residents protect themselves from many of the consequences of trying to support landscape design with a high water consumption requirement.

Xeriscape landscaping incorporates seven fundamental principles to achieve water conservation; design, soil, turf, plant selection, efficient irrigation, mulches, and proper maintenance. By considering drought friendly options in many of these areas, we can work to reduce our need for our most precious resource – water.

While design, soil and turf considerations have largely already been incorporated into your landscaping, there are still options and choices that remain for the homeowner. Future designs or replacement landscaping decisions may lie ahead. Significant reduction in water consumption may be achieved through the addition of patios, decks, groundcover and

drought friendly rock or cactus gardens. Soil amendments, including organic matter, peat and shredded bark, help the soil's ability to retain moisture and lose less to evaporation. Applying a thick layer of mulch also works to retain moisture and keeps the soil temperature significantly lower than non-mulched areas.



For the lawn, it is important to water deeply on an infrequent schedule of no more than once per week. Make sure the heads are adjusted properly to avoid watering sidewalks, streets and driveways. Heads which dispense large droplets are less prone to evaporation and wind drift than fine mist heads. Adjust dispense times to avoid runoff and consider repeat



cycles to supply the recommended application amount of one inch of water. Drip irrigation or soaker hoses may be applied around shrubs and trees to minimize the effects of evaporation. Keep mowing height as high as possible to help minimize the effects of evaporation and heat exposure for the roots. And limit fertilizing to the Spring and Fall to avoid excess growth which consumes excess water.

Plant selection is key toward maintaining a healthy landscape during drought conditions. Water thirsty

perennials and large soft leaved plants should be avoided over native species and drought tolerant ornamentals and succulents. Many attractive plants are both hardy and drought tolerant and thrive well under low water conditions including Texas Sage, Fireweed, Agave, Acacia as well as many Dwarf species of plants. Drought tolerant perennials and grasses offer significant variety to compliment any landscape design. Examples include Stonecrop, Coneflower, Lamb's Ears, Fescue and Sea Oats. Drought tolerant

trees include many native varieties like Cedar Elm and Pin Oak. Consult a local horticultural expert for options which will perform best in our area.

The current water restriction Level 3 is scheduled to be in effect until at least September 30th so we have a long way to go before significant relief is in sight. Xeriscape landscaping techniques offer a viable alternative toward significantly reducing your water consumption.

By Bob Bogucki

Formation of a CCR Revision Advisory Committee



- Have you read the Declaration of Covenants, Conditions and Restrictions for Stacy Ridge Estates and its amendments and supplements?
- How do you feel about the wording of those documents?
- Do you have an opinion about how cars, trucks, trailers, boats, motor homes, etc should or should not be stored or placed in our neighborhood?
- Do you have an opinion about various fence issues in Stacy Ridge – type, stain, placement, height, etc.?
- Have you ever received a violation notice and felt you were unjustly cited?

The Covenants, Conditions and Restrictions for Stacy Ridge Estates, affectionately referred to as the 'Restrictive Covenants' or just 'Covenants', need to be modified. The Covenants were initially developed for another subdivision also developed by our builder/developer. They were adopted by the builder/developer controlled homeowner association and are a part of your property deed. They were initially loosely interpreted by the builder/developer controlled board of directors. Homeowner experience with

the Covenants was initiated by the Architectural Advisory Committee and now interpretation of this material is the responsibility of your HOA Board of Directors and its Architectural Control Committee. Our experience is the documents are in dramatic need of revision.

The Stacy Ridge Estates Board of Directors needs your help. We have heard the concerns that many of you have voiced regarding the Covenants and its amendments and supplements. So we are inviting you to volunteer to participate on an advisory committee to analyze and make recommendations for revisions or a completely rewrite of the CCRs. The length of the project depends on the project team, but could take six months or more and will require a few hours per month of your time.

We are looking for 7 to 10 conscientious homeowners that are willing to help the board of directors revise or rewrite the CCRs. The project team will make revision recommendations to the board of directors, who will work with the team on an amendment to the CCRs to be submitted to the homeowners association for approval at a future HOA meeting. If you are willing and

feel that you can help with this project and have time to dedicate to this project, please contact a board member or send an email with the following information to both of these email addresses - NMI2003@sbcglobal.net, StacyRidge@sbcglobal.net:

- 1 – Name
- 2 – Home Address
- 3 – Email address
- 4 – Two phone numbers where you can be reached; i.e., home and cell.
- 5 – How you feel that you would be able to help with this project
- 6 – How much time per month you will dedicate to the project

Please do not assume that there will be more than enough volunteers. Send your email today. The board will review the applications and notify everyone concerning the membership of the new committee.

Stacy Ridge Estates
Board of Directors

Home Safety

The Home Safety Council has published information about unintentional injuries and deaths in the home. The statistics are amazing:

Between 1992 and 1999 there were approximately 18,000 deaths (all ages) per year in the USA. Approximately 20% of all deaths were due to unintentional injury.

(Falls 33%, Poisonings 27%, Fire/Burn 19%, Choking/Suffocation 6%, Drowning 5%)



The Home Safety Council also provides information for the prevention of unintentional injuries. Their web site <http://www.homesafetycouncil.org/index.aspx> provides detailed check lists that can help you review your home

for potential hazards. The highlights are:

- Install Grab Bars in your tub and showers
- Use rubber mat or non-slip strips in the tub
- Prevent burns by testing the temperature of your hot water (should not be hotter than 120)
- Never leave small objects-toys, marbles, coins in your child's reach
- Window blinds can be made safer by using a window blind repair kit
- Put the Poison control Hotline number near every phone. Keep all vitamins and medications tightly

closed and stored in locked cabinets.

- Never leave children alone near water. Small children can drown in just 2 inches of water. Always drain tubs, sinks and wading pools when finished.

More safety information has been ordered to allow residents to check-out as needed. Please contact Tania Rippey if you are interested in borrowing any of the following information:

- Safe Steps Brochure and CD—Fall Prevention for Seniors
- Fire- The unforgiving Nature, Video
- Safety Ranger says No to Dangers- Teacher's Curriculum (K-3rd)

By Tania Rippey, Safety/Crime Watch Committee

Home for Sale - "Honey, stop the car!"

Have you heard some of the stories about how quickly homes are selling in Stacy Ridge? One homeowner reported that they received a couple of thousand more than their asking price because there were two prospective buyers that wanted the home just two days after the For Sale sign went up and one was willing to pay an extra amount. A couple of other homes near my home reportedly sold recently in less than a week for very close to their asking price. Now, don't get any ideas about moving, because we need to keep our happy neighborhood intact and ... well, happy. I would like to think that this success is due to Stacy Ridge being a wonderful, caring, sharing, safe and family-oriented neighborhood. The word seems to be out. This is where folks want to live and raise their families. I have thought about this a lot. Let's not lose what we have here in Stacy Ridge!

It's the little things that we do, like wrapping our trees or mailboxes with pink ribbons to show Karen Shackelford that we care about her health and wish her a speedy recovery. I get calls and emails every week from people concerned with one issue or another or ideas for a new community project. I believe this is because they want Stacy Ridge to be a better place to live. There is a small core of folks that have worked hard to make Stacy Ridge more than just another City of Allen neighborhood or homeowners association with a set of covenants and by-laws. They care about the future of Stacy Ridge and have no plans to sell their home anytime soon. And they need your help. Dig through this newsletter and respond to one of several requests for committee help. The Social, Safety, Landscape and Communi-

cations Committees desperately need your help. Don't assume that there is plenty of help on the committees or that someone else will surely step up to tackle some needed project. We can't afford to give back any of the success that we have all enjoyed over the past few years by living here in the best neighborhood in Collin County and maybe even all of Texas. Stacy Ridge Estates! Find a way to make it an even better place to live.

By Gary Rice



HOA Finances

In an opinion issued May 12, 2006 our auditors DeVolt and Company issued a "clean audit" (my words not that of our auditors) of our December 31, 2005 finances. The following balance sheet was issued:

	<i>Assets</i>		
	Operating Fund	Replacement Fund	Total
Current Asset			
• Cash equivalents		100,046	100,046
• Assessments less doubtful accounts	1,110		1,110
• Prepaid insurance	<u>5,227</u>		<u>5,227</u>
Total Current Assets	6,337	100,046	106,383

Liabilities and Fund Balance

Current Liabilities			
• Accounts payable	1,521		1,521
• Bank overdrafts	5,497		5,497
• Misc. payable	255		255
• Income tax payable	319		319
Total Current Liabilities	<u>7,592</u>		<u>7,592</u>
Total Liabilities	<u>7,592</u>		<u>7,592</u>
Fund Balances / (Deficits)	<u>(1,255)</u>	<u>100,046</u>	<u>98,791</u>
Total Liabilities & Fund Balance	<u>6,337</u>	<u>100,046</u>	<u>106,383</u>

Treasurer Statement

We have good homeowner compliance with assessment payments. Aside from a couple of assessments reserved because payment is doubtful, and which we are actively pursuing, our Association is in good financial standing. As stated during the annual meeting we have taken actions to cut operating expense and increase insurance to more realistic levels. Homeowner compliance with decisions of the Architectural Control Committee and of requests from our management company for homeowners to comply with community standards results in, thus far this year, no new fines or assessment of new property liens. Our only enforcement actions have been to reinforce last year's actions.

Individuals in the future may not as compliant as current homeowner activity and there is always the risk of being required to enforce decisions. In a handful of cases we have had to place property liens and take actions short of foreclosure in order to show recalcitrant homeowners our resolve to enforce the rules governing our development. Our only financial reserves are for replacement of our fixed assets (walls, pool, etc). Hopefully we will never be required to institute special assessments to fund legal proceedings. I believe your Board is acting as prudent managers of our Association and maintaining the type of neighborhood we can all enjoy. As a homeowner you have rights to review operating statement and our financial actions. Please feel free to request any information and I will try and promptly respond. Bill Carder, Treasurer

Creekwood UMC to Build Next to Stacy Ridge

Hello Neighbors!

Creekwood United Methodist Church owns the 28+ acres at the southwest corner of Stacy Road and Country Club Road and we wanted to make you aware of our planned Phase I development on our property. Our first phase will consist of approximately 14,000 square feet of building area that will feature a 500-seat multi-use worship space and a classroom wing with eight (8) meeting rooms. The initial phase will also include adjoining parking to accommodate 200 cars. The location of our first phase will be on the eastern area of our property. The parking will be to the south of the planned building toward our shared property line with the Lovejoy Elementary School.

None of our Phase I project will be adjacent to our shared property lines with Country

Brook or Stacy Ridge. We also plan to keep all of the existing houses intact for the foreseeable future to continue using them for ministry centers and offices as we currently do. Our future expectations are to develop additional phases to the



DATE REVISED: CREEKWOOD, UMC

west of our first phase and eventually have a second entrance off Stacy Road.

We love the natural beauty of our property and are working hard to maintain that quality through our entire campus vision. Our long range plan envisions individual buildings connected with covered walkways instead of one mega

building to allow us to work with the land that God has entrusted us with.

We are anticipating the start of our Phase I construction this September. If you would like additional information and graphics, please check out our website at www.creekwoodumc.org and click on "Our Building Campaign". Our Building Committee can be reached at buildingcommittee@creekwoodumc.org.

We are also hosting a coffee and dessert informational event at 4:00 p.m. on Sunday, August 20th at our Children's Ministry Center located at 1020 Stacy Road. We would love to have you join us!

Steve Howard
Creekwood United Methodist Church
Building Committee

Management Company Information:



Neighborhood Management Inc.

Phone: 972-359-1548 - www.neighborhoodmanagement.net

Community Manager: Beverly Coghlan (beverly@neighborhoodmanagement.net)

