

Stacy Ridge News

August 2007

Your New Board-Open for Business

Not having seen Bill Carder's report to you at the time of putting pen to paper, I hope that my comments will not be redundant. During the elections, I decided to take an active stance on matters of conscience. I have sought to fulfill my fiduciary duties to you during these two terms of office, but some candidates raised the questions including whether we were providing good communication with you, which was the purpose of my written response during elections. I hope you have accessed the website, and further hope that you will take time to peruse this newsletter. Our other communication "ports" are through emails or telephone contact with Beverly, our contract manager. Check your directory for more information. Gary and Carolyn Rice have been the voice of communication in our HOA. They deserve applause for once again single handedly cranking out a new directory for us.

OK, down to business! I am pleased to tell you that the new board has been in full agreement on voting resolutions. We each have various opinions, but work in harmony and with respect for fellow board members. I am amazed at the commitment of conscience and energy that our previous and new board members have exhibited. Frankly, it's hard for me to keep up with everyone! Some resolutions that unanimously passed and deserve comment here:

1. We now have "open" board meetings to the membership on a quarterly basis. A notice will be provided by email, newsletter or website of these meetings. I encourage you to come and present your comments and questions. **The next open meeting is scheduled for Tuesday, September 25 at 7pm at Lovejoy Elementary.**

2. We have unanimously agreed to make all rulings and conduct enforcement with an eye to "precedent". In other words, the immediate issue at hand will not necessarily control our decision, which will also be decided for the future good of the community.

3. We unanimously respect each member's privacy and do not wish to intrude until matters are such that an issue pertinent to the community is created.

4. We have agreed to meet more often - now the second Monday of each month.

5. We are committed to controlling costs to keep dues level for as long as possible, but with due regard for management of depreciable assets and with

a concern for good "drive-up appeal" to protect your investment.

6. Progress is being made for a more defined code concerning issues such as fencing, vehicles, etc. so that all members will have a clear understanding of what is expected. These standards are not arbitrary, but actually reflect the attitude of a majority of our members. Primary enforcement of standards is accomplished through the architectural control committee and our manager.

7. Enforcement will be consistent and impartial. Each board member is especially aware of avoiding the appearance of favoritism or selective enforcement. The reason for formal review procedures is to guarantee equal consideration to all. Much discretion is vested in the committee chairman, subject to review or approval by the board on appeal.

I hope this helps clear up issues leading to the disharmony that occurred in the last election. I hope we'll have more unity and open discussion in the future to avoid conflict long after the matter could have been resolved through existing policies and procedures.

Your Servant, The "Old Man" - Tom

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Spring Wind Damage

Many of you have had one or more experiences where shingles have blown off your roofs in the past few years. After the May storms, and after seeing the extensive damage to homes in the neighborhood, I decided to informally poll neighbors on

a random basis to determine if these houses had received damage on one and or more occasions. Several interesting facts have emerged from my investigation.

- 1) All Drees homes had their roof installed by a single sub-contractor in this Subdivision. (According to Drees)
- 2) Many or most homes probably have Owens-Corning Oakridge Pro 30 year shingles installed (Driftwood Style)
- 3) Some homeowners had representations made at time of purchase that their homes had a 30 year roof warranty, but few (if any) apparently have ever received such written warranty (which I learned has to be obtained directly from the manufacturer.
- 4) If properly installed, certain warranties do apply, even with respect to wind resistance, but subject to installation requirements. The builder did not disclose this to me.
- 5) It appears that many homes have their shingles installed by stapling, rather than with nails. Owens-Corning has specific instructions for proper installation printed on each bundle of shingles, in both English and Spanish.

Failure to install according to the manufacturer's specifications voids the warranty. Therefore, many of us may not have the roof warranties we were told were being provided at time of sale. Although damage may not be extensive on any occasion, the prospect for paying to replace improperly installed shingles during years to come is frustrating and expensive. I am filing a claim with Owens-Corning and I am waiting for delivery of that claim kit. I fully expect them to deny the warranty.

I have taken pictures and saved damaged shingles, but an inspection can determine if your roof is properly installed. I received more than one opinion: the majority of roofers stated that they do not staple, and that some insurance companies are refusing to insure stapled roofs. They said many shingles are often not properly stapled. I don't know if this is true.

Bottom line: There is strength in numbers. If enough of us have claims, and your roof has these defects, you may want to consider joining forces with other homeowners to have a voice. The first thing you will have to do is file a warranty claim with the manufacturer, and produce evidence (or get a roof inspector to determine whether there has been proper installation) Anyone having more questions may contact me. Its possible the issue extends outside of our community with respect to one or more builders.

To get a claim # and claim kit from Owens-Corning call 1-800-Roofing. Don't delay; there are time limits on all claims, which could be a problem with the manufacturer, but not necessarily with the builder at this time.

From the "Old Man" on the Board
Tom Melton

Architectural Control Committee

As the rain appears to be subsiding, many home projects will likely be up and running in the near future. The ACC would like to remind everyone that our CCRs are here to keep up the consistency and overall appeal of the neighborhood. We are here to help you improve our neighborhood together.

In the current year, the committee has approved sixteen requests and denied one. Below are the types of requests that we have seen this year:

- Patio and Arbor
- Flag Pole
- Fence Stain
- Pool
- Fence Extension
- Swing Set
- New House Plan on St. Johns
- Pergolas
- Basketball Hoop



As you can see, all but one of the requests put forth were approved- so please make sure you submit your summer projects to the ACC as soon as you can. For those of you currently planning submissions, please keep the following in mind to prevent delays:

- The ACC has put forth an interpretation in regards to fence staining colors, so be sure to check with us before you start that project. The Board is currently reviewing this proposal, but knowing the proposed color selections can save you from having to change it later.
- If you are planning a pool, please make sure your submission shows the location of the equipment as well as the pool itself- almost all of the delays in the past have been due to the ACC requesting information on the location of the equipment.
- Swingset, deck, and patio requests should show proposed distances to the fences.

For more information or to locate forms necessary for submission or the CCRs, please visit <http://stacyridgehoa.com/> and click on HOA documents.

Thank You, Brent Corn, Chairman-ACC

Belated Kudos to Bob Bogucki and Jason Tucker

Bob Bogucki was an impeccably organized record keeper and secretary for the Board. He organized many of the old records, created a system for managing all the different project records, and kept a record of official correspondence, in addition to meticulous records of minutes. He prepared a CD information base for distribution to all directors at the close of his tenure. Many of you also are aware of his interest in HOA social events, and to help educate us on water-conservation techniques. God Bless you for your work, Bob!

Jason Tucker served as head of the Architectural Review Committee- a no-win job (because he sometimes has to say no!) before coming on to the board. He continued as board liaison to the ACC and was directly involved in most of the work that was accomplished. He worked to establish guidelines and procedures to guarantee impartial review of each application submitted.

Jason also jumped on the opportunity to obtain a means to solve the mosquito problem on our Stacy road frontage. Jason was a self-starter, action-now guy. He will be missed very much. God bless you for your work, Jason!

Your New Board

Safety Committee Report

by Tania Rippy

We hope that everyone is enjoying a fun and safe summer. The Stacy Ridge Safety Committee would like to remind everyone of several important summer safety tips.

According to Safe Kids Worldwide, during the summer months there are five leading risks for children:

- Drowning
- Biking and other wheeled sports
- Falls
- Pedestrian injuries
- Motor vehicle passenger injuries.

Drowning is a quick and silent killer. According to the US Consumer Product Safety Commission, 75% of the submersion victims studied were between 1 and 3 years old. At the time of the incidents, most victims were being supervised by one or both parents. 65% of the incidents happened in a pool owned by the child's family.

SAFE POOL GUIDELINES

- * Children should be constantly supervised around the pool.
(See website below for more information on "Water Watcher" cards).
- * If a child is missing, check the pool first.
- * Do not use floatation devices as a substitute for supervision.
- * Remove toys from the pool area when it is not in use. Toys can attract young children to the pool.
- * Safety fences should be installed for pools where children live.
- * Also, consider installing a sliding lock at the top of any door that goes outside to the pool area and keep the doors locked with both locks.
- * Instruct babysitters about potential pool hazards and emphasize the need for constant supervision.

Information above was found on the following web sites: www.cpsc.gov, www.usa.safekids.org

Community Pool

by Bill Costello

"The Pool Committee would like to remind everyone that pool safety is our first priority. No lifeguard is provided and all swimmers use the pool at their own risk. If you see or know of any safety hazards at the pool, please contact NMI at 972-359-1548 or send email to Bill Costello at wpcostello@sbcglobal.net to report the hazard. As a reminder, pool rules are posted at the pool and Gary Rice sent an email with the pool rules at the start of the season.

Two important safety rules that have been observed to be violated are:

1. No one under 16 years of age is permitted in the pool area without an adult 18 years or older. This rule is for the protection of the children first and foremost. While a child may be a good swimmer, children do not always use good judgment when caught up in the moment of having fun. Horseplay and dares can lead to injuries that can incapacitate even the best swimmer.

2. No glass containers in the pool area. If a glass container breaks near or in the pool, the entire pool may need to be closed, drained, cleaned, and re-filled. This is an unnecessary expense to all members of the HOA and can be easily prevented by the use of metal or plastic containers.

Finally, we are open to suggestions to improve the pool facilities. If you do not agree with a pool rule or know of one that should be added, please offer a reason why the rule should be dropped, modified, or added. The Pool Committee will be reviewing the current pool rules and ideas to improve the facilities with the HOA board after the close of this swimming season. Please submit your suggestions and comments to Bill Costello at wpcostello@sbcglobal.net."



Communications Committee Report

by Gary Rice

Our neighborhood is almost built out, so our neighborhood directory has really stabilized in the past few months. But we still have new neighbors that have moved in since the directory was printed in

April. If you have a new neighbor, first you should have met them already and second I could use your help in getting them to send me an email with their family contact information to StacyRidge@sbcglobal.net. If you have moved to Stacy Ridge since this past March, first let me say "Welcome to Stacy Ridge" and second, send me your family contact information so that we can get you in the next directory and on our neighborhood email distribution. We have approximately 260 families living in Stacy Ridge now and will have 275 homes when every homeowner lot has a home on it, which will hopefully happen in the next few months.

Please also feel free to keep me posted on homes that are for sale in Stacy Ridge, families moving out, new babies arrivals, college kids moving away, and any other changes that affect our neighborhood directory.

The StacyRidgeHOA.com web site is up and running, but it is still a work in progress and we have lots of plans but very limited to nil amount of time to work on it. Bear with us as we continue to try to improve the information in the web site. If you can assist in any way, please contact me.

Men's Interdenominational Fellowship

A men's study group has been meeting on an intermittent basis for four years in our neighborhood. Tom Melton and Bill Carder have agreed to continue to hold these meetings on a bi-weekly basis. The meetings involve snacks and fellowship, a DVD program with follow-up discussion, and closing with prayer. All personal matters raised by attendees are confidential and remain at the meeting. Many past attendees have enjoyed bible and related studies with a broad and diverse representation from the church community. If you are interested in participating and meeting fellow neighbors please call Tom @ 972-549-1906 or Bill @ 214-850-5492. Past meetings have been at 7pm on alternate Mondays, but a new meeting date can be arranged by consensus. No study or preparation is required before attendance at the fellowship meeting. Come and make close friends as brothers in Christ.

Social Events

by Amber Rice

The social committee is excited about some of our new social events that have been put into place starting this summer. Our committee

has met and decided on two main events on an annual basis. The spring event will be an Easter Egg Hunt that will always fall on the weekend before Easter. The second annual event will be a Neighborhood BBQ and this event will fall the weekend before Lovejoy Schools start. So get your family calendars out and mark these dates and we look forward to seeing you all there. Furthermore, our committee is in the process of discussing a couple of other activities that would involve the retired and single neighbors to get involved.

Our very first Annual Stacy Ridge Neighborhood Barbeque is Saturday, August 25th at 4pm located at the neighborhood pool and amenity center. This event will be catered by Dickey's Barbeque. There will be plenty of activities for our families to enjoy. We will have bounce houses, swimming, music, and a lot of getting to know our neighbors.

As chair of this committee, my main goal is to get the neighborhood feeling comfortable around each other and getting to know each other better. I like to think of our neighborhood as being very family oriented, but yet warm and welcoming to all households! Furthermore, the social committee is what makes our neighborhood bond.

I look forward to meeting you at the socials! If you are interested in helping with any of our events, please feel free to contact me via email, Amber_Rice@sbcglobal.net. I will make sure that you are added to our social committee distribution list. We always appreciate the help.



Canine Productivity

By: SRHOA Poet Laureate

Big Dogs, Little Dogs
all do what dogs must do.
Sooner or later,
they all make Poo.

Let me be clear, let there be
no doubt.
It is not the Poo named
Winnie,
which, I talk about.

Your dog, your yard,
makes no diff to me.
My dog, my yard,
Something I may let be.

Your dog, My yard
What the heck,
Where were you born?
My yard is not your poop deck.

Why the adieu,
about a little poo?
What seems little to you,
seems to me to be a lot.
This is something,
which will not be forgot.

So be a good neighbor,
be a friend.
Don't be like what emerged,
from your dog's rear end.

Take the walk.
Enjoy the day.
A simple plastic bag
will take the evidence away.

The Stacy Ridge poet laureate willingly will relinquish
the role
To anyone who is droll.
Select a topic. Keep it clean.
Make your point. Influence our political machine.



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