



# Stacy Ridge Estates

Summer 2008

Newsletter

## Mark Your Calendars!

Our next event will be the:

### Annual Neighborhood BBQ.

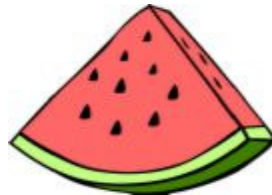
Mark your calendars for **Saturday, August 23rd**. More details about the BBQ will be out within the next few days.

Postponed until October 2008

The **BBQ** is a fun event for all the neighbors and volunteers. If you are interested in helping plan and organize our neighborhood social events, please contact Amber Rice at [amber\\_rice@sbcglobal.net](mailto:amber_rice@sbcglobal.net).

A big THANK YOU to all of you that volunteered your time and helped with the Easter Egg Hunt in the Spring. It was a big success! This event would not have been possible if it weren't for those of you that helped stuff eggs, gather food, and decorate. The children had a great time!

Amber Rice  
Social Committee Chair



## 2008 Stacy Ridge Kindergarten Round-up!!

Calling all soon-to-be Lovejoy Kindergarten-ers and their parents!! You are invited to the 2008 Stacy Ridge Kindergarten Round-Up at the community pool on Sunday, August 10th from 5pm to 7pm. This is an opportunity for kids and their parents to meet others who will be starting school with them. Pizza, drinks, and dessert will be served. Please contact [tiffanyperry@grandecom.net](mailto:tiffanyperry@grandecom.net) or [kasey@reotexas.com](mailto:kasey@reotexas.com) with any questions. Bring your swimsuit, towel, and appetite. Hope to see you there!

Tiffany Perry and Kasey Tucker

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## Letter from the President of the Board

Happy Summer Fellow Residents,

Well, you can't miss a typical Texas summer after what seemed to almost be a winter and a nice low temperature spring. This is the time to enjoy your pool and evening events. Inviting neighbors over for a chat as you enjoy the air conditioning also is a good way to pass the summer. A select few of us actually enjoy 100+ temperatures but be careful in the sun and drink plenty of liquids.

At this point, all residents should be planning to bring your fences into compliance by September 1. You may recently have seen me spraying bleach on the untreated wood just before I stained it. Using a paintbrush, it took longer than expected but I will not need to do this again for a considerable time.

After two years of no pool incidents, we have several small vandalism events. Young adults have slept overnight at the pool. Several times our pool furniture ended up in the water. We have reports of young adults acting vulgar at the Stacy Ridge City Park. We are reporting all events to the police and requesting increased patrols.

When pranks become a public nuisance, as it has for us, it is time to focus such energy more productively. I do not think our area is so attractive as to be a regional destination for those bent on destructive activities. We suspect those causing the problems are either residents of Stacy Ridge or nearby developments. While developing an essay on juvenile actions may make an interesting college application, I doubt the accompanying police report will get the desired reaction. If you notice suspect activity call the police. Do not directly confront individuals. If your children are of this age group please inform them of the in-

creased police surveillance and potential guilt by association. I do not like spending our money on avoidable expenses. I am not interested in taking punitive actions if the detrimental activity stops.

Country Brook will soon be a through street as mentioned elsewhere in the newsletter. Ten houses will develop along the new road. Zoning is the same as our Phase III addition. The area has yet to be platted or sold for development. With the rebound in house value, this area will develop. The City anticipates adjoining homeowner associations will maintain the traffic calming islands. It is unlikely a ten-house homeowner association will be feasible. Accordingly, some existing HOA may need to annex this area and we are a prime candidate. Should we contemplate annexing an additional ten homes into our development? Our decision, if we have one, is probably at least a year away. Please send us any comments or opinions on this topic.

Like me, I hope you are enjoying the results of our Landscape Committee and their redesign of our entrances. Expect additional exciting changes as they tackle other ways to continue improving our appearance.

At the annual meeting, we said to expect a special meeting to discuss the proposed revisions to our restrictive covenants. Several of your neighbors are active in drafting proposed changes. Look for a notice of this fall meeting to discuss the proposed changes.

A last good neighbor issue. Please remember to remove evidence of your dog walks. Poo pets are not left behind treasure.

All comments and concerns are always welcome. Enjoy the remainder of the summer.

Bill Carder  
President Stacy Ridge HOA

**August 2008 Landscape Update for Stacy Ridge Estates:**

**Landscape Committee To Do List**

Last summer, the committee consisted of just a few members. That has now grown to about seven. We appreciate all input and would always welcome more volunteers. Our latest major task was to replace the landscape beds we inherited from our developer. We developed the following action list:

**Short term:**

1. Determine who will provide maintenance for the next 90 days and how much money and effort is needed for maintenance of current 4 beds considering most new planting is drought tolerant. Completed.
2. Buy and permanently secure benches for the pocket park. Completed.
3. Begin analysis of duties for maintenance of the 4 beds and the turf. Determine if this should be done separately or together. In process.
4. Determine cost and manner of new bed lighting and get it installed using a new electric meter. In process.

**Long term:**

1. As part of effective management of our resources, bid landscaping every three years beginning this spring. Base the bidding process on the decision in point three of the Short Term activities and contractor performance expectations. In process.
2. Analyze the Christmas lighting and determine if changes are wanted, bid, install. Not yet complete.
3. Make a "procedure book" for future landscape liaison so duties are clear and things are not missed. Not done yet.
4. Look at long term projects such as pond and outside fence beds.

Thank you for letting us serve!

Lynna Smith  
Landscape Committee Board Liaison

**National Night Out 2008**

By Tania Rippy,  
Safety Committee Chair

**Save the Date:  
October 7th 2008**

National Night Out is an annual event designed to strengthen our neighborhoods through police-community partnerships. The goal is to heighten crime and drug prevention awareness, build support and participation in local anti-crime programs and, most importantly, send a message to criminals that our neighborhoods are organized and fighting back! It's also a perfect opportunity to get to know your neighbors.

National Night Out will be held on Tuesday, October 7, 2008 for all residents. Once again we will be combining the event with Country Brook Estates at the Stacy Ridge Park and will have valuable safety information, refreshments and desserts. Planning will begin in August; please let the safety committee know if you have any new ideas or would like to help with the planning!

LEARN MORE ABOUT NATIONAL NIGHT OUT



## Traffic News

By Tania Rippy  
Safety Committee Chair

Currently, the most predominant safety concern in our neighborhood is speeding on "Highway Prescott" and other through streets. Earlier in the year we reported that the City of Allen Police Department set up a radar trailer with online computer and also operated a speed trap. All drivers pulled over for speeding were residents of Stacy Ridge or Country Brook Estates. We as residents and drivers hold the power to having safer neighborhood streets. Please discuss the speeding concerns with your spouse, teenage drivers, neighbors and guests.

Residents are encouraged to call the Allen Police Department non-emergency number 214-509-4321, to request additional patrols for our streets.

### Traffic Safety Tips:

- Watch your speed in the neighborhood. Reduced visibility along curves in our neighborhood streets and active children at play warrants slower speeds.
- You cannot park within 15 feet in either direction of a fire hydrant. Also, you cannot park 30 feet on the approach of a stop sign.
- When possible, have guests park in your driveway to avoid limiting the visibility on streets.
- Avoid parking cars in the streets overnight, take valuable items out and lock the doors to your vehicles.
- Educate older children about the limited visibility on our streets and prohibit them from playing in the streets. Supervise younger children when riding bikes, scooters, etc.

## Crime Warning

By Tania Rippy,  
Safety Committee Chair

According to the July/August 2008 Issue of AARP Bulletin, there is a growing crime trend that has criminals using your credit cards before you even notice they are stolen.

The target spot for stealing credit cards is from parking lots of health clubs and recreational facilities, since most people tend to leave their wallets and purses locked up in the car. Thieves are using devices to get into cars with out leaving the typical "break-in" evidence. Then, instead of taking everything (i.e. the whole purse or wallet), they just take a few cards out and leave the scene just as you had left it. This provides them time to make purchases before the credit cards are reported missing.

Please follow these safety tips to avoid this theft:

- Don't keep valuables in your car
- Don't feel secure by hiding items under a jacket or towel
- For new cards write "Ask for ID" instead of signing the back.

(Information provided from "Fast Lane to your Wallet" by Sid Kirchheimer, AARP Bulletin, July/August 2008)

## McGruff Safe Houses

By Tania Rippy, Safety Committee Chair

Please remind your children that our neighborhood has several McGruff Safe Houses where they can go to for help. A McGruff Safe House is a temporary haven for children who find themselves in frightening or dangerous situations. Children can go to specially marked McGruff Safe Houses any time they sense danger as they go to and from school or are playing in the neighborhood.

The Safety Committee is working with Lovejoy Elementary School and the Allen Police Department to establish school communications about the McGruff program in the 2008-2009 school year.

McGruff Safe Houses have a yellow sign with McGruff the crime dog displayed in the front window.

The following addresses are registered McGruff Safe Houses in Stacy Ridge:

Paul and Debbie Berger	1709 Versailles
Tom and Alice Buttner	1799 Baltimore
Jack and Pat Clevenger	1817 St. Johns
Jay and Jenn Meldrum	1805 Country Brook
Tom and Judy Olson	1902 Baltimore
Micky and Megan Ray	1907 Armstrong
Chris and Tania Rippy	1908 San Carlos
Ryan and Alicia Watson	1814 Lorraine

If you would like to be a McGruff safe house, please contact the safety committee for an application.

McGruff Safe House volunteers do's and do not's:  
Do:

- Call the child's parents or appropriate authorities if a child is lost or has a medical emergency
- Reassure the child if he or she is frightened
- Report crimes and suspicious activities
- Consent to a background check

Do Not:

- Provide first aid (except in life-threatening situations)
- Administer medications
- Supervise the neighborhood
- Try to enforce the law



## Country Brook Construction

By Tania Rippy, Safety Committee Chair

Recently, the City of Allen held a public meeting to discuss the plans for completing Country Brook. This project will make Country Brook a through street to Angel Parkway. About 30 to 40 residents of Stacy Ridge and Country Brook Estates attended this meeting. Construction is scheduled to begin in September with completion in six months.

During the meeting, the main concern expressed by residents is that of speed control. To mitigate speeding, the City will construct traffic control islands in the middle of the road at the east end of Stacy Ridge Park, at the area where the current road in the subdivision ends, and close to the intersection of Country Brook at Angle Parkway. Based on comments during the meeting, the City will ask for bids for a fourth island to be constructed on Country Brook Lane a few blocks to the east of Stacy Ridge.

## Water Conservation

By Tania Rippy, Safety Committee Chair

Every drop counts! Please practice the following water saving tips required by the City of Allen Water Conservation plan as posted on their website: <http://www.cityofallen.org>.

- No irrigation from 10 a.m. to 6 p.m. beginning June 1.
- No wasteful runoff.
- No watering during precipitation or freeze events.
- Must use a shut-off nozzle on hoses for home car washing.

Water related violations can be reported to the Code Compliance Division at 214-509-4160.

## Architectural Control Committee Report

Hello to our Stacy Ridge Neighbors. The recent months have seen a flurry of activity related to the ACC, with multiple submissions for various projects. In addition, many new neighbors have made requests as well, so the information related to submission of requests seems to be making its way to our new residents.

The heavy majority of requests that have been submitted were also approved, including the following types of projects:

Patio and Arbor/Fence Stain/Pool/Fence Extension/Swing Set/Pergolas

As always, please keep the following in mind to avoid any delays and requests for more information:

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.

Swing set, deck, and patio requests should show proposed distances to the fences.

Specifically related to the fences, please remember that all unstained fences must be finished no later than September 1, 2008. Below is the full text regarding the fence policy, taken from section 6 of the fence interpretation:

**6. Staining.**

6.1 Staining Required for Wood Fences.

6.1.1 Existing Fences. For any wood Existing Fence not stained as of the Effective Date, the applicable Owner must stain the Existing Fence by the first anniversary of the Effective Date.

6.1.2 New Fences. For any wood New Fence, the applicable Owner must stain the New Fence within 60 days after the end of construction using one of the approved stains listed in Section 6.2.

6.2 Approved Stains. An Owner is not required to obtain ACC approval to stain a Fence with one of the following colors:

<b>Light</b>	<b>Medium</b>	<b>Dark</b>
Olympic Honey Gold	Behr Natural Cedar No. 501	Behr Chocolate No. 397

6.3 Grandfathering of Unapproved Stains. For any wood Existing Fence not stained with one of the approved stains listed in Section 6.2, the Owner may (a) continue to use its current stain or paint for repairs and periodic restaining for the remaining life of that Existing Fence, or (B) restain the Existing Fence using a darker stain from the list of approved stains in Section 6.2. Upon replacement of an Existing Fence, the Owner must stain the replacement for that Existing Fence in accordance with Section 6.1.2.

6.4 Application Standards. When staining any wood Fence, the Owner must mask or cover any adjoining structure, column, or brick or stone work to prevent any remaining overspray.

6.5 Restaining. An Owner must periodically restain its wood Fence as necessary, when the existing stain has faded to the extent that bare wood has become visible across the length of the Fence facing the street.

6.6 Stripping and Bleaching. As stained, a Fence's wood must not appear discolored or grayed from exposure. Generally, it is not necessary to strip or bleach a Fence before staining or restaining the Fence. If the wood is discolored or grayed, then (a) the Owner must use a dark stain to mask the discolored or grayed wood, or (b) strip or bleach the wood for use with a lighter stain.

6.7 Repairs. Generally, when repairing a Fence that is already stained, an Owner does not have to restain the entire Fence, but must stain any repaired section of a Fence using the same stain as the rest of the Fence.

**7. Maintenance.** Pursuant to Declaration Section 2.28, each Owner must maintain each Fence in a neat, orderly and well-maintained condition.

**8. Enforcement.**

8.1 Fence Retaining – Enforcement Process. In order to promote group opportunities for economy and efficiency, (a) the Management Company must identify all Fences requiring restaining between Labor Day and December 31 of each year, and (b) applicable Owners will have from January 1 to Labor Day of the following year to complete the required restaining. Generally, an Owner must restain a Fence when the existing stain has faded to the extent that bare wood has become visible across the length of the Fence facing the street.

For more information or to locate forms necessary for submission or the CCRs, please visit [www.StacyRidgeHOA.com/](http://www.StacyRidgeHOA.com/) and click on HOA documents.

Thank You,  
 Brent Corn, Chairman-ACC  
 Email- jimmycrack1@tx.rr.com

## CCR Revision Committee Report

As most of the residents of Stacy Ridge Estates already know, an effort has been underway, for quite some time, to revise and update the CCR document that we inherited from the original subdivision developer. For purposes of this article and this newsletter, I'll skip past all the reasons that the document *needs* to be revised and updated. These reasons have all been well documented elsewhere.

The revision, still underway, has been a monumental task. Admittedly, more so than expected... Toss in a small business, some kids, soccer practices, family vacations, etc... multiplied by 11 ad hoc committee members who all have their own day jobs, kids, etc...and here we are roughly 20 months later – still working on it.

We're making some progress, though. And, I'm happy to report that we've trudged through the most subjective and controversial sections of the document without a single octagon match. My thanks to the committee members (listed in your Stacy Ridge directory) who are volunteering their time on this project. (emphasis on the word *volunteering*). The group is a diverse mix of your neighbors with different views and opinions, but a common sense of purpose and willingness to give of their time for the benefit of our Association.

Again, without delving too deeply into why the revision effort was initiated in the first place (not the subject for this particular article), I can offer some brief insight into some of the fundamental objectives informally adopted by the committee. First, the committee has sought to simplify the language in our covenants. The document should be for the purpose of its users, (you, the homeowner) not your attorney - no offense intended to those of you who happen to be both... So, you should find the document written in a style that leans more towards plain English rather than the current legalese. Secondly, the committee has sought to eliminate, to some degree, ambiguity in the current document. We've all dealt with paragraphs and provisions that either don't make any sense or are completely subjective depending on a given homeowner's, the ACC's or the Board's interpretation. Hopefully, you'll find a little more clarity in the final product. Third, and this is probably the least significant, the committee is attempting to clean up the document. Some provisions deemed necessary but missing have been added. Some provisions deemed unnecessary have been omitted. Although there hasn't been much of this type of change, there has been some and may be more as the progress continues. Lastly, we've all dealt with the issue of phantom amendments, some filed of record, some not, and wondered whether or not the document we possess is *the*

*actual* CCR document. By completing a wholesale revision, not simply an amendment to the existing document, hopefully this problem will be resolved, finally.

"So, when will it be completed?" I'm not sure. The committee has been trying to meet at least twice each month, but the progress made at each of these meetings depends largely upon the content of the document that is reviewed at any given meeting and how much discussion, debate, and modification that occurs. And, it's a bit unpredictable. Some of the more benign sections of the document can generate the most discussion. In any case, I think I can speak for the entire group when I say we're committed to being thorough. While it would be really nice to have the document completed by some specific date – we'd rather take the time needed to make sure it doesn't have to be revised again. Given the scope of the effort, it isn't something we want to repeat.

"So, what if I don't agree with the changes made..." This is a pretty common question, and although I doubt I can answer it sufficiently here, perhaps I can re-frame it. First, the revisions being made by a Committee of your fellow members and neighbors will initially be submitted to your elected Board of Directors for review, discussion, debate, (octagon matches if necessary), and editing. Subsequent to the Board's approval, it will then be presented to the membership for ratification subject to the quorum requirements outlined in our Association bylaws. I'm 100% certain that not every homeowner in our Association will agree completely with the revised document. I would submit, however, that if you take the time to read through the current document, you may find it to be quite a bit more contentious. Perfection is not attainable here. Our community, homeowners, families, lots, homes, yards, builders, fences, streets, neighbors, vehicles, etc. are far too diverse. But, I'm confident that in comparison, you'll find the revised document far superior to the current one. And as you consider whether or not to agree, ultimately, to its ratification, be mindful of the fact that long hours and careful consideration were invested into the revision, and your alternative is the status quo.

In closing, I'd like to say I think our subdivision is really great. Having served on the ACC, the Board, and now on this ad hoc committee, I'm perpetually impressed with the quality of people that I encounter residing in Stacy Ridge Estates. That our HOA has been able to govern itself for all these years with such a shoddy governing document is a testament to the commonality and sense of community that we should all be proud of.

Respectfully,

Jason Tucker  
CCR Revision ad hoc Committee Chairman

## Communications Committee Report

The Communications Committee's biggest annual project is the printed neighborhood directory. The new directories were mailed to your home two months ago. If you did not receive one, please feel free to contact me at [Communications@StacyRidgeHOA.com](mailto:Communications@StacyRidgeHOA.com). Our biggest challenge with the directory and our neighborhood email distribution list is keeping your contact information up-to-date. Please send your updated contact information just as soon as it changes. We need to know about new email addresses and home phone numbers. If your cell phone numbers are in the directory, please keep us updated on these, as well. We would also like to know about new babies and other changes to your household. You can send these updates to my email address in the directory, the address I use on the neighborhood email distribution or the above Communications email address – they all end up in the same email inbox.

We would love to hear your comments about the neighborhood email distribution. We try to keep you posted on neighborhood events, issues affecting our neighborhood and the surrounding area, crime watch bulletins and other service notifications. If you have a topic or an issue that you would like to have distributed to the neighborhood, send it to me in an email. Word it as if you are writing to the neighborhood. I prefer not to write your email. I only wish to forward it for you. Let me quickly add that we do not forward all such email requests to the neighborhood. I will send you a reply stating why we are unable to forward your email. There could be many reasons. If you are not satisfied with my response, please contact one of the other members of the HOA Board of Directors. If you send an email that we should distribute, please be patient with me. I will distribute it

as quickly as possible. If I am not available, I have alternate email support. Every time I think that I am sending out too many emails, I consider that it could be my dog that is missing and off goes the email.

Our third means of communication to the neighborhood is this newsletter. I hope you enjoyed reading this one and benefited from its content. We would like to publish newsletters more often, but you must remember that we are homeowners just like you. Your HOA board members, committee chairs, committee members and other concerned neighbors are all giving their time as unpaid volunteers. The newsletters, email distributions and even the printed directory are all volunteer efforts. The HOA restrictive covenants and the by-laws do not specify that we must have these communications media. Official HOA communications are required to be sent via US Mail. You will receive them from our property management company, NMI, or from the HOA Board of Directors. We may follow-up with an email and/or post signs at the entrances, but these are only courtesy notices.

Please hear my heart when I say these things. We are not complaining. You will see a common theme throughout this newsletter – volunteers, volunteers, volunteers. If you would like to volunteer to help your HOA in any way, go to the [www.StacyRidgeHOA.com](http://www.StacyRidgeHOA.com) web site and click on "Committees". Our email address links are shown there.

And that brings up our fourth means of communication – [www.StacyRidgeHOA.com](http://www.StacyRidgeHOA.com). All I can say is "volunteers, volunteers, volunteers."

Gary Rice  
VP of Communications, HOA Board of Directors