



# Stacy Ridge Estates

August 2009

Newsletter

## High As the Moon

The 40<sup>th</sup> anniversary of our landing on the moon occurred on June 20<sup>th</sup>. I ran across a magazine article with the caption "Where were you when we landed on the moon?" Kids under 40 need not answer! Call or write if you have a story to tell.

I'll share my moment with you. It made me proud and embarrassed as an American at the same time.

I had occasion to be in Prague, Czechoslovakia in late July and early August, 1969. Some of you will remember that it was located behind what was once called the "Iron Curtain." Soviet troops, which had invaded the country in August, 1968, were preparing for major uprising or riots. Foreigners were being deported (the few of us still there). Russian tanks and armored carriers rumbled through the streets. There were still no street signs up in the old city of Prague. This resistance technique had been employed before to confuse invading forces during WWII, and in Hungary during the Russian invasion of 1956.

There were pockmarks from machine gun fire on the buildings, and some portions of buildings were still blasted out where resistance groups had made a stand. They sacrificed their lives to keep radios going to call for help from the United States and Western Europe.

Well, the mood became absolutely excited because-guess what?-we had beaten the Soviets to the moon! People were literally dancing in the streets! No one was at work. The Soviets would grudgingly give some coverage of the event. The majority of programming was about the glories of the Russian space program.

Needless to say, Americans were treated as heroes by the Czechs and Slovaks, but were carefully watched and followed by Soviet intelligence agents (a misnomer). I never saw such joy and hope in people's faces. You see, they shared that moment of glory with us as a victory over their oppressors. My heart burst with pride.

Then a former dissident asked me-"Why didn't you Americans come to help us? We held out as long as we could." No recrimination, no anger-just a simple question from a confused and disappointed person. Yet he still loved Americans.

I didn't know at the time, and am glad I didn't have to lie to him to conceal the fact that we knew of the invasion in advance and had a tacit agreement with the Soviet Union to stay out of the conflict. You see, the world was terrified of nuclear war at the time, and the mutually assured destruction for the US/USSR was the only effective deterrent. The Soviets had to tell us so we wouldn't interpret their mobilization as a move to invade Western Europe, and probably start WWII. A bitter pill. A reality. And yet those good people still loved us on that day of glory.

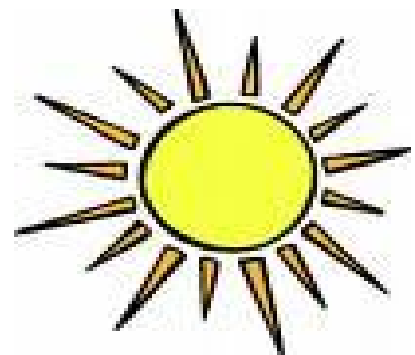
Just a note in case some of you would like to know how others see Americans, at different times. We have so much to be thankful for, and which so many others still dream to obtain.

Tom 972-549-1906

(Sorry for the delayed newsletter-this article was written in July in anticipation of a late July mailout. Unfortunately, many of the articles were not contributed until mid August )

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## Letter from the President of the Board

Tania Rippy did an excellent job organizing area communities to meet with the Allen City Police to discuss recent problems. About 25 residents learned the facts about recent minor crimes and actions to thwart future criminal actions.

Facts: We are in Police District 10 which includes the northeast corner of Allen bordered on the west by Greenville and on the south by Exchange. City limits form the north and east borders of the District. This year has an increase in criminal mischief, motor vehicle break-ins and house break-ins. Of the 22 vandalism acts during 2009 in District 10, 9 occurred in Stacy Ridge Estates, Country Brook Estates or in Bellegrove. Our area is the worst in Allen for motor vehicle break-ins. We had 14 of the 55 auto break-ins in the District. We also had 2 of the 11 house break-ins. Stacy Ridge Estates specifically had all of the 13 vandalism acts in District 10 during July.

The police provided a lot of information. For example: one patrolman said during his five years in Allen, every door-to-door solicitor he stopped had a criminal record. On the good side, there is no gang activity in Allen, although there is a significant drug problem. Police are watching our city parks for drug use. They are using bicycles and wearing dark uniforms to be able to get closer to suspected criminal activity.

There are several things you can do to make our area safer. The police will make appointments to come to your house to perform safety inspections and offer suggested improvements. There are five specific simple actions you can take.

- Park your car in the garage

- Do not leave anything of value visible in the car

- Close your garage door

- Lock your car

- Report ALL suspicious activity. The police welcome any and all information as opportunities to stop criminal or minor problems before it becomes something worse.

If you are interested there are Citizen Police Academy programs you can attend and after graduation there are Citizen Patrol opportunities. Information is available on the City of Allen website. The non-emergency number for the Allen police is: 214-509-4321

As a developed subdivision, we do not have the active participation of neighbors like we had in past years. The active involvement of residents lead to recent arrests and corrected acts of vandalism. We have not made the local news as being a heavy handed HOA. However, you do need to be involved in your community even if your sole involvement is to take the above mentioned five steps. Please call a Board member if you are interested in making any effort to help us maintain Stacy Ridge as a safe and desirable subdivision.

By your Board President: Bill Carder: 972-562-8850.

### State of Disunion at our Address

HOA's go through cycles. Unfortunately, we are at a stage where the "newness" of our community has worn off a bit, and maybe we have become accustomed to the status quo. I really don't know for sure. What is true, is the fact that your HOA is facing many challenges at this point with less volunteer people power, a budget coming under pressure, and vacancies in key offices and committee chairmanships. My heartfelt thanks to the valiant volunteers who have hung in there for the good of all of us! But I know that many are weary, and some are discouraged. Whether you realize it or not, this community and many of the qualities it embodies are substantially attributable to hundreds of hours of volunteer work to maintain that stability. We have never been at greater risk due to depressed home values, declining tax base, and lack of attention to duties assigned to the HOA by the city. Whether we pull together and continue with "esprit de corps" is up to each one of us. We all have a thousand reasons why we are too busy to give a little time, a little bit of help. What we will become from now on depends upon whether we are going to pull together to carry our blessed community forward with the same qualities and atmosphere we have taken for granted. Please think about it. Call me if you have ideas, at 972-549-1906.

Tom

### City Rules You Should Know

by Tania Rippy

#### CITY PARKS

- No motorized vehicles are allowed on city park property (golf carts, dirt bikes, etc.)
- Although city parks follow the curfew time for closing, since there are no lights at the Stacy Ridge Park, using the park late after dusk might be considered suspect.
- Pets should always remain on leashes. Owners must clean up after pets.
- No glass containers are allowed on city property.
- No removal or damage of items such as landscaping, wild plants or park equipment.
- Detailed list of city ordinances are on City of Allen web site: [cityofallen.org/](http://cityofallen.org/) under the "Online Services" tab.

#### TRAFFIC CONTROL

- Although the speed limit is posted at 30 mph, there are lots of little reasons to slow down. Please be aware of small children at play and children on bikes.
- Use caution when backing out of driveways.
- When possible, avoid parking in the streets because this reduces visibility for drivers and pedestrians.
- Parking must be with the flow of traffic. Right side of car must be within 18 inches from curb.
- No parking 15 feet on either side of a fire hydrant. No parking 30 feet on the approach to a stop sign. No parking within 20 feet of a crosswalk.

### Vacancy in Board Filled by Appointment

**Some of you may not know that we lost the upbeat and endearing support of Lynna Smith, who resigned as a director. She had conflicting obligations that caused her to withdraw. We will miss her very much.**

**Your board has the authority to fill the interim vacancy and has conducted interviews in order to solicit a volunteer to fill the unexpired term. After a protracted search, we are pleased to announce that Don Friend, 1812 Armstrong Drive, has consented to serve as a volunteer for the remainder of this term. We are happy to have another informed and enthusiastic voice to serve you on the Board of Directors!**

Tom

## No Chairmanships; No Activity

Sorry to report that 4 of 7 committees are without leaders. Many committees now exist in name only. Hence, you may have noticed, we have no social programs or entertainment, a stall on completion of the CCR's, no civic action activity with the City at present, no new landscape plans in the works, etc. Gary Rice doggedly gets the directory out each year. Thank you. I stay in touch with Jeff rice regarding trying to keep up against weeds, heat and other landscape issues. Steve Scott has chimed in with Jeff. The pool continues to have anonymous 911 calls despite new phones and line checks. The police haven't shown any interest in watching for pranksters. We have some occasional bouts with vandalism, but nothing major as of now.

Would anyone like to volunteer? Projects are awaiting such as: school safety patrol, community clean ups, etc. and we need an HOA secretary/treasurer too. Hello?

Many of these negative experiences are relatively new to our community. The city park brought non-residents who have trashed our landscaping and even set fires.

With no social programs, we don't usually see anyone regularly, except for our chosen best friends. Perhaps our sense of community has declined somewhat.

Let's keep the good atmosphere and pride we have enjoyed in past years. Some of us would like to plan a music and singing holiday event in the park. Maybe we would use the rotunda for a bandshell. It could be even better with a dusting of snow during December.

And what about garage sales? We have assumed no one is interested enough to keep the community plan going-hence no event this year. Same for the chili cookoff or Labor Day party.

I once lived in a community in Dallas that had a kid's parade on July 4<sup>th</sup>. It was so much fun to see those kids decorate. What ideas do you have and are interested to work on?

Tom 972-549-1906

## Stacy Ridge Estates Architectural Control Committee

Hello to our Stacy Ridge Neighbors. The recent months have seen very little activity related to ACC submissions. It could be that our neighborhood is getting fairly mature now that it is fully built out, or most of us have not taken advantage of the cooler weather to work on our outdoor projects. (hopefully, the former.)

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

- Patio and Arbor
- Pergolas

If you are curious to the general parameters of whether or not a project conforms, please do not hesitate to ask. As always, please keep the following in mind to avoid any delays and requests for more information:

1. 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.
2. Swing sets, deck, and patio requests should show proposed distances to the fences.

Specifically related to the fences, please remember that all unstained fences must be stained. Below is an excerpt of the text regarding the fence policy, taken from section 6 of the fence interpretation:

### 6. Staining

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

#### Light

Olympic Honey Gold

#### Medium

Behr Natural Cedar No. 501

#### Dark

Behr Chocolate No. 397

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

Thank You, Brent Corn

Chairman-ACC, [Email-jimmycrack1@tx.rr.com](mailto:Email-jimmycrack1@tx.rr.com)

## Dem' Dues are Due to Rise

Just a bit of forewarning for the coming year. It is probable, for the first time in 8 years, that the Board will have to make an increase in dues just to keep up with costs. We've managed to trim out the developer's inefficiencies which offset inflation for awhile. Reality bites, but don't expect the increase to be too drastic. We know times are tough and will only do what is reasonably necessary. Just be ready for a somewhat different bill at the end of this year. We can't speculate on the new number until we crunch all the figures.

### Mending Fences and Good Foundations

Many realtors have told me over and over again how the "total feel" of a neighborhood first impacts prospective buyers. Let's all work together so that our yards and fences help keep that "solid community" look that caused you to choose a home here.

Some yards are looking a little dry. Please try to conserve, but planned watering can keep our yards "looking good." Don't neglect your yard in the name of conservation. And for those of you who have moved to Texas and never been told-it is essential for you to keep your foundation properly watered if you want to avoid serious risk of shifting and fractures as a result of foundation movement. This occurs as the clay and shale expands and contracts with the change in water saturation.

Just a gentle reminder as Labor Day approaches that some of you are due for fence staining and/or renovation. You have probably received your notice from Neighborhood Management, Inc. Call Beverly if you have questions. The number is in our directory, or on that letter you received. And don't be upset by those letters we receive, please. We all get them, even directors and officers. No exceptions. Thanks for understanding.

P.S. some of you may have received new letters after completing your fence work. I have seen your emails and contacted management to correct the notices that were sent by mistake. You should be hearing from them soon.

Thanks.

Tom

### Making Improvements

Now that the economy is keeping more of us at home, we are looking around on how to spruce up "the homestead." Good for you! Just don't forget in your home improvement zeal to do two initial things:

- Apply for all necessary permits and get final inspections approved by the city.
- Submit plans in full detail to your Architectural Control Committee for pre-approval, including proof of #1 above.

Contrary to common misperception, working with the ACC is painless and quick acting (like speedy alka-seltzer). You won't be burdened with requests from the HOA for frivolous details. You will be asked or advised regarding matters that directly impact your neighborhood friends who might be too nice to say anything. And we all must comply with deed restrictions on public file. Remember, you signed an agreement with this HOA before being allowed to buy your home.

We all always need to follow one rule: Am I being a good neighbor, and what does my neighbor feel about what I want to do? Courtesy pays. Thank you.

Tom

## **Those \*#!\* Mosquitoes**

**This is the time of year to watch and make sure that you don't have anything sitting around to hold water and breed mosquitoes. It's already a problem that the City attitude about standing water in our storm system is just "ho hum." They are supposed to toss in their magic bug killing pellets, but aren't very consistent about it.**

**And about those auto spraying devices for your yard—don't forget that you must submit an application to the ACC for approval before installation. Quite frankly, this issue isn't resolved yet with the Board because one person's relief may be harmful to a neighbor or child, contrary to what the salesman will tell you.**

**And by the way, a nice courtesy to your neighbor would be to advise them when your yard or pest company is coming out to spray insecticides or antifungals.**

**Also be sure to watch for fire ant activity around electrical equipment and outlets. Fire ants are notorious for infesting plug outlets, junction boxes, and lighting, even the operating equipment for your pools and air conditioners. They have also been known to climb into a car and nest. Fire ants have been suspected of literally causing fire from electrical shorts when they overwhelm and cause an electrical arc. You can control these and other pests for about \$60–\$150 per quarter year, depending upon the range of services. And there are chemicals available now with much less toxic risk. They work by interfering with the reproductive cycle of the ant colony, rather than from an immediate direct kill. Boric acid based ant bait is also virtually non-toxic, but kills insects when ingested. Ask your technician about these things.**

**Remember our pets, children and some of your neighbors are at risk. Courtesy pays.**

**Tom**

## **Our Cup Overfloweth**

Good news and bad news for Phase III (Paul Taylor addition-Monaco) residents of the HOA. First the good news—the city does not believe you to be in any immediate danger of backflow or flooding due to inadequacies in the storm sewer system.

Further good news is that it may not be too late for you in Phase III to apply pressure on your home builder to assume responsibility, coordinate with the city, and to make changes to the drainage system. Some are affected more directly than others. But the bottom line is that there is a statute of limitation on claims you can assert against your home builder. In other words, use it or lose it. I have encouraged some of you to have a community meeting, to organize and present claims as a group to the home builder. It may involve filing suit before time runs out. So far, I am unaware that anyone has done anything. So there is no misunderstanding—the HOA's position concerning defects in your storm water system is that the issue is between you, your builder, and the city. Allen is refusing to make changes, claiming that problems are due to builder's failure to meet city specifications. (That's some of the bad news, if you haven't noticed the transition). Your northern detention pond (built by Paul Taylor) is leaking into the adjacent subdivision. Your southern detention pond (next to Summerfield Lake) backflows and gets disconcertingly full during heavy rains. The city has determined that the drainage flume in the southern pond area has to be rebuilt to work better, and that the outflow pipes might need to be raised to reduce lake backflow. Which raises another issue—whether or not to press claims against Summerfield to dredge the lake to stop overflow and backflow. Another adjacent HOA (Bellegrove) has a similar complaint with them.

The bottom line: No one will do this for you. The city will not take responsibility or enforce against Summerfield. They will not help out in Stacy Ridge. You need to meet, organize, delegate, get counsel and form a united front if you have concern, and before it's too late to assert claims. Paul Taylor is directly responsible, but will claim the city of Allen provided the engineering specifications. That's up to them to sort out, but it won't happen unless you apply the correct pressure.

I have informed the city that the formal HOA is bowing out. We did not design, plan, approve or agree to the system built. If it doesn't work correctly, it should be fixed.

Probably only an engineering firm will be able to tell you how and what, and to estimate costs. It's up to you. Sorry for the unvarnished facts, but you need to know.

Tom

## Tension at the Calming Islands

Well, I regret to inform you that we have reached an impasse with the city for the calming islands on Country Brook. Some months ago I was asked to undertake negotiations with Allen to try to improve the impact of those traffic islands. Two main issues stood out:

- A. Safety
- B. Aesthetics

Status: Allen won't improve the islands unless each HOA signs an agreement in perpetuity to take responsibility for the islands after the city pays initial landscape costs. For a while we made great progress- 1) we eventually worked out a year-round landscape plan that was pretty practical and easy to manage. 2) we got the city to design standing pads for our kids on the islands in case they get caught in traffic 3) we worked out most of the contract details and then finally reached a verbal agreement (on two separate occasions) for the final draft.

You see, we don't have to take over those islands-they're the responsibility of the city. The trade off was to be a reasonable agreement to maintain landscape and pay for water if the city paid the initial cost.

I finally reached an agreement after exchange of several drafts with the city (the initial contract was horrendous in terms of a burden upon us). I then organized and held a meeting with Country Brook and Bellegrove HOA officers to approve a unified plan. We all reached consensus. We all also agreed that there were safety issues the city needed to address since extending Country Brook into a major traffic street. It appeared for a while that we could address the child pedestrian safety issues (our main concern) outside the landscape agreement. I notified the city to go ahead and send a unified contract on the terms we agreed, for all those HOAs to sign. Everything seemed on track except for the city's unwillingness to install sidewalks on the extension so kids wouldn't have to walk in the street (more on this later).

To my sheer amazement, not once, but on two occasions, the city sent back drafts that were seriously different than what we had agreed. The first time I thought it was a bureaucratic mistake. The second time, with the city letter, it became clear that it would be "their way or the highway." I gave up because of the ethical breaches that occurred in negotiations.

I will not sponsor a contract that would financially bind our HOA indefinitely into the future without clearly limiting so many variables that would increase our costs and liabilities. I am sick at heart at the deaf ear we have received concerning crosswalks, sidewalks, and traffic control to protect our children.

I think the next step is to go to the city council on behalf of our kids. If you want to get involved, please call. I personally think poor design (at present) is going to increase risk of accidents and injuries for our kids. And by the way, I guess the islands will remain ugly, unless the city listens to us.

I admit that there is a chance that the head of traffic engineering may be willing to listen, but his staff have indicated that our requests are not within city policy.

Update: Beverly Coghlan at NMI has tried to re-initiate contact, but so far has only received the same close-minded response.

Tom

## The Ill Wind Blew Again

I'll briefly remind some of you who may be interested, that we had the same roof damage problems again this year-just the same as last year. There are reasonable concerns that many of us have about improperly installed roofing.

If not done according to manufacturer's instruction, your warranty is no good. Perhaps some of you are getting tired of shelling out bucks or climbing on the roof after each fairly major windstorm. That's all I'm going to say this year. Comments or questions?

Tom 972-549-1906

**“Being Together”**

“Wouldn’t it be Nice” (another song title) if we could have the city be interested in us and the problems HOAs are facing? I mean, they came up with the plan to require all developers to set up HOAs to shift some administrative responsibilities (and maintenance, too) upon these little “mini-cities”. So we all went along with it in the spirit of cooperation to do our part to make Allen a better place to live.

The problem is that the City has no machinery or system to specifically coordinate with HOA’s and the problems they face. Don’t you think it’s reasonable, as a taxpayer, for them to be interested in us?

I did. In fact, Beverly Coghlan and I went to the city and met with department heads. We offered to volunteer to serve as informal members on an HOA liaison committee which would invite HOA officers or reps to meet, say, once a month, with city officials in order to identify the most pressing needs we had, and to carry back information the city would want us to have. After more than one meeting, and all the polite encouragement, we were informed that department representatives would meet with the City Council to recommend putting such a proposal in place. Beverly was kind enough to point out that Plano has had this working relationship with its HOAs for years now.

Well, weeks went by and we didn’t hear from them. When I finally got in touch with the officials who volunteered to go forward with the proposal to the city council, they informed me that they were too busy to deal with it. One official actually told me that the Villages at Allen was their priority and they didn’t have time or manpower to deal with us.

It’s been more than 4 months now, and still no interest from the City. I doubt whether the City Council even knows about the idea.

So much for department-direct communication. I’m ready for us to take any issues we have to city council meetings. Who wants to go? Tom 972-549-1906

**Improving Entrances and Drive-Up to our Community**

Just a note to keep you informed that we are still contemplating trying to develop a “finished” look at our HOA entrances. Thanks for your patience as we have experimented in dealing with poor soil, defective irrigation, defective lighting supply, and well-intentioned but inadequate choices of planting materials.

Our situation is complicated by the indefinite status of 3 out of 4 of our entry points. The Country Brook extension and development is on hold because no developer is interested in that land at the present. And both of our north entries are on hold until Fairview and Allen quit fussing and work out details with the state DOT and county to improve Stacy Road. Major improvements are not wise if they might be compromised by future road building, or utility lines.

I did get the City to stake the Prescott entrance at one time to investigate building the matching entryway, but we are still waiting for a Stacy Road resolution. Patience is sometimes difficult. More to come.

Tom

**One More City Story  
Noncompliance by Homeowners on CCRs**

Since this last spring I have also had the opportunity to meet with a department head at the city re: the problem of the city granting occupancy permits on new or remodeled properties without extending the courtesy to the HOA to see if any deed restrictions have been violated. In the beginning, I met with resistance. The department required to permit and do inspections already feels overloaded. But after further discussion, I was able to explain that we (the HOA) only needed about a 2 week window before they granted certificates of occupancy, so the HOA could do an on-site inspection to check for HOA/CCR non-compliance issues (a 30 day window would be better). After I explained that we could obtain injunctive relief in the courts if we only had enough lead time, the mood relaxed. All we are asking for is courtesy from the city. I hope they adopt this pro-active idea. We have a problem with a resident/occupant who moved in even though the builder defied the ACC’s notices of non-compliance. Now litigation is probably the only way to deal with them. No need to be so messy. Just thought you should know.

Tom

**The Upside**

I feel so bad having to write a series of articles filled with trials, misadventures or burdens upon you that I felt compelled to supplement my news with this brief article (assuming you haven’t already shot the messenger). Words for us to remember:

“Let us be of good cheer, knowing that the misfortunes hardest to bear are those which never happen.” – James Russell Lowell

“A joyful heart makes a cheerful face, but when the heart is sad, the spirit is broken”-Proverbs 15:13 NASB

“When I was upset and beside myself, you calmed me down and cheered me up”-Psalm 94:19 [The Message](#)

“Initiative is doing the right thing without being told”- Victor Hugo

“Delegating means letting others become the experts, and hence the best”-Timothy Firnstahl

“Encouragement is one of God’s most joyous art forms...some people combine a helping hand with a word of praise and produce a grateful heart”-Susan Lenzkes

All from: [The Ultimate Checklist for Life](#), Thomas Nelson, Inc. 2007

Hope this helps a little, Tom

## HOA Survival 101 State Legislature

Earlier this year, Beverly Coghlan with NMI asked for support in tracking or advocating issues which were pending before the state legislature in the form of many competing proposed bills. I'll not go into detail over some of the crazed proposals in committee that supposedly lucid state representatives placed into consideration. As way of gross understatement, the bills generally proposed restrictions, rules, penalties, denial of powers and micromanagement at a horrific level. It seemed as if any homeowner with a grudge, time, and money, could influence their state representative to submit a draft which, I suppose, was to keep the influential constituent at bay. The good news is that there was so much infighting on the floor that everybody's advocacy and special interest groups canceled the other out-but not without help from various lobbying groups for HOA's, managers, and cities that realized what dangers lay in their proposals.

To name a few things (and feel free to call Bev at NMI if you want an earful) 1. there were plans to require publicly monitored elections at a polling place for 12 hours under supervision of a state official (hilarious when you consider we only had 35 people show up for the last election) 2: loss of the right of secret ballot (which you have always enjoyed as a voter in this free country) 3: removal of rights for non-judicial enforcement of liens, levies and assessments so that a full trial and judgment would be required even in uncontested matters (creating burdensome legal costs to enforce rights of the HOA) 4: restrictions on dues collection which ultimately would make the responsible people pay for the deadbeats too!

I tried to see if the City of Allen was concerned about the diminution of police powers envisioned under their HOA/City plan of management (prospective laws could revert duties and costs back onto the city governments) and found out that almost no one I first talked to in the city had a clue that any of this was pending! Finally, through several departments, I was sent to our Fire Chief for Allen who seemed reasonably informed and reassured me that someone at the City was concerned. I carefully explained to several department heads that if these changes went through, then HOA's would decline; their duties would escalate costs and manpower requirements by the City; and at the same time the tax base of declining HOA's would lower their revenues. Was anyone concerned about this outcome? (yawn). Okay, it didn't happen this year. And the rotation schedule at City of Allen will default the job of legislation watcher to some other department head (because it seems no one really wants to be stuck with the job on a full time basis).

Well, all the lemmings will run for the cliff at the next legislative session. I hope someone at city hall decides to put up a safety net before everyone jumps off the precipice. (yawn).

Guess we will all know when the day comes that we have to pay a geriatric official of the People several hundred dollars to sleep while Beverly carefully counts the votes (as she has always done). And wouldn't it be fun to be required to hold a 12 hour long meeting to keep Austin happy? And it will be even greater that you know your best friend knows that you voted against the thing he wanted, which you didn't, and now he's asking you not to walk on his grass anymore. DANGER; LEGISLATORS AT WORK (We need to put this sign up during the next session). More to come later.

Tom

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