

RUIDOSA RIDGE HOA NEWS

The Crossing at Ruidosa Ridge Homeowners' Association, Inc.
www.classicpm.com

Your Architectural Advisory Committee:

It is critical that every homeowner become familiar with Articles 5 & 6 of our Declaration of Covenants, Conditions, and Restrictions. I know reading these articles may be dry but they read very quickly and it will save every homeowner a lot of headaches.

For example, too many times the ACC receives requests on projects such as patio covers and/or enclosures after the project has been completed. It is clearly stated in the declarations that "before making any improvement or any alteration to a lot or dwelling, a builder or owner must apply for written approval." These requests are extremely difficult to approve because many times the workmanship does not preserve and enhance the Property's value and architectural harmony. Furthermore, the City of Arlington requires building permits on these types of projects before construction begins and inspection must take place during the construction.

Also, whenever an ACC member reviews a submitted request from a homeowner on any project, one of the most common side questions we field is, what color and stain can they apply to their fence?

After careful consideration, the ACC has approved four colors and stain that we feel would coordinate with any home in our community. They are Cape Cod Gray, Cedar Naturaltone, Redwood, and Redwood Naturaltone; the stain must be semi-transparent.

Although we cannot officially endorse any brand, two of the best that we know of is Behr, which can be purchased at Home Depot and Olympic, which can be purchased at Lowes.

"Our Community Our Responsibility"

Directors for 2009

Your Board of Directors can be reached at;
RuidosaDirectors@yahoo.com

- Richard Redd - President
- Tim DeHart- Secretary
- Sarah Wallace- Treasurer

Committee Chairs

Communications- Rachel Williams
Social - Teri DeHart
Pool - Jerilyn and Marc Hander
ACC - Chuck Woodruff
Safety - Needed

Association Management

Debra Guthrie, Ext. 1217
Association Manager
DebraGuthrie@ClassicPM.com

Hope Rogers, Ext. 1236
Administrative Assistant
HopeRogers@ClassicPM.com

Classic Property Management

2415 Avenue J, Suite 100
Arlington, Texas 76006
817-640-2064 metro
817-640-6028 fax

Riddle:

*A Cowboy rode in
On Friday and stayed for 3
days and left on Friday.
How did he do that?*

** answer on last page*

From Your Pool Committee

What a great summer we have had so far...certainly great weather for swimming. Many, many families have been out to enjoy our neighborhood pool. There seems to be a significant decrease in non-residents trying to use the pool. Thank you to everyone who is doing their part to maintain the safety of the pool!

We have had a number of parties celebrated at the pool this summer which is always fun to see. If you are interested in hosting a party, please remember to make a formal request to Classic Property Management. Feel free to e-mail me if you need a form. Formal requests are necessary in order to avoid double-booking the pool.

Lastly, if anyone is interested in being on the Pool Committee or have ideas to offer, please contact us. We would love to have more people in the community involved!

Sincerely,
Jerilyn and Marc Hander
mjhander@sbcglobal.net

Did You Know?

The Board of Directors can choose to have your yard treated for weeds and the fences repaired at your expense? To prevent this action...if you have received a letter from Classic...please take care of the issues right away.

Did you know a well-manicured lawn includes edging at the curb and on the side of your home?

That it is against the law to impede the sale of a neighbor's home by allowing violations to exist on your Lot?

If you have a shed viewable from the street whether or not it was approved...it can and should be beautifully screened from view with a full blooming tree or vines that remain all year round?

Trash cans are to be placed out of sight?

You should keep your trees trimmed up if they block a sidewalk or are leaning on a neighbor's property?

Basketball goals should not block a sidewalk?

Parking boats or motor homes in public view does not comply with the standards of your community? That parking on the street makes it difficult for emergency vehicles to respond?

*Set your calendars for pre-emergents in
September*

"Be a good neighbor, know your association's rules & policies."

An HOA serves to build good strong communities. Bringing neighbors together for activities, committees and maintaining lawns and common grounds. HOA's are there to hold people accountable and stay within the compliance that was agreed to when purchasing their home.

The **Police** are for enforcing Laws that are broken. We have a Safety Committee that is there to help educate the neighborhood; they are not equipped to handle activity where the Police should be called. Please call 9-1-1 when there is an issue where the Law is being broken.

From Your Safety Committee

Let's not make ourselves more vulnerable to criminals. In this worsening economy some use crime to take from others by any means necessary. As a new security company we would like to point out a couple of things that people do. One such ill-advised practice is the way garbage is set out for pickup. We have seen residents place their plasma TV boxes and other electronics packaging out on their curbs displayed as if in a store. In fact, it does become a store for criminals while we are away from our homes working, shopping or even more dangerous while at home. We need to be more conscious about our behavior and practices - especially now. We have all seen what happens during bad windy weather. We see bank statement, bills, invoices, credit card applications etc., blowing in the street with identifying information, account information, balances etc.

We all have heard or witnessed neighbors fall victim to fraud, burglary, vandalism and car theft just to name a few! We all realize that this subject is nothing new under the sun. This economy is in need of major rehabilitation. As the gap between "the haves" and "the have nots" widen, crime escalates. But some common sense will help prevent or deter some criminals from sizing you up. Other than facing the rigors of becoming a victim, we all have to face our own particular economic circumstance. But regardless of our individual circumstances criminals are only concerned about targets that are low risk relative to other opportunities. Whether you are a wealthy individual or living from paycheck to paycheck...if lucky - criminals don't care. This nationwide down turn not only affects various businesses, corporations and entities but even law enforcement. If we look at Wall Street indicators we can deduce that eventually services will be affected. This article was provided by TPSF LLC.

TPSF LLC

Our mission as a neighborhood security provider is to deter criminal activity in your community. TPSF LLC located on the web www.TxPSF.org has the experience and knowledge to carry out our mission to secure and protect you, your family and all that you've worked for. Please visit us on line or call 877-499-8477.

Roasted Corn and Tomato Salad

Prep Time: 15 minutes

Cook Time: N/A

Serving Size: 4

Ingredients

- 6 medium vine-ripened tomatoes
- 1 1/2 cups roasted corn kernels
- 1 small red onion, 1/4" diced
- 6 Tbsp olive oil
- 3 Tbsp balsamic vinegar
- 1/2 tsp kosher salt to taste
- 1/4 cup fresh basil leaves, julienne
- Freshly ground pepper to taste
- 1 cup large toasted croutons (homemade, if possible)

Procedures

1. CORE tomatoes and cut into 1/2" cubes.
2. **COMBINE** tomatoes, corn, diced onions, oil, vinegar, salt, basil and freshly ground pepper in a large bowl and toss gently to blend. Let sit for a few minutes.
3. ADD croutons and toss just before serving.



Neighborhood Study Group Meetings

Men's Study Group meeting starting September 12th @7:30am every two weeks
610 Crownpoint Lane, Contact Archie Myers
682-429-8649 for more details (Come out if you want to be or think you are a real man)

Life Study Group meeting starting September 13th @4:30pm every two weeks
600 Crownpoint Lane, Contact The Rooks Family for more details
Therooksfamily@gmail.com

COMING UP.....



Annual HOA Meeting
Ruidosa Ridge "The State of the Union"
Wednesday, September 30th at 6:30pm
**South Police Service Center
Community Room**
1030 SW. Green Oaks Blvd
Arlington, Texas 76017



National Night Out
Friday, October 2nd at 5:30pm

Come out and meet your neighbor's, city officials and more. Dinner will be served to the 1st 75 people. This event is being catered. So come out with your families and enjoy dinner on Ruidosa Ridge.



2nd Annual Community Garage Sale
Saturday, October 3rd from 8am-4pm
\$5 fee (please have money into Teri DeHart, fee helps cover ad costs)



2nd Annual Toys for Tots
Saturday, December 12th
From 6pm-8pm (Please bring a packaged gift to
(603 Flintwood Lane)

What happens if I'm delinquent on my assessments?

One of the first things that happens, is your pool card won't work; then your voting rights are revoked. Next, your account is sent to an attorney and they send a demand letter, then place a lien on your home, all at your expense. This year in particular we have more delinquencies than ever...perhaps as a result of the economy. Whatever the problem, a quick call to Linda Wallace at Classic Property Management 682-367-1232 or an email to LindaWallace@Classicpm.com stating why you haven't paid, may keep your account from ever going to the attorney and save you the additional attorney expense.

You are legally bound by your governing documents to share in the cost of operating the Association. Don't know what you are paying for? Visit the Ruidosa Ridge website, at www.classicpm.com to peruse a budget.

If you choose not to pay, you can ultimately end up losing your home to foreclosure, in addition, you lose your voting rights and pool privileges. The Association certainly doesn't want anyone to lose their home, but the Board of Directors are legally bound to pursue delinquent accounts, including sending them to an attorney for collection. Reminders and letters are sent out to delinquent owners long before they end up at an attorney. The cost of an attorney is very expensive and unnecessary if you pay your assessment on time. Even payment plans are an option and approved by the Board of Directors in certain circumstances. Ruidosa Ridge allows 30 days before the onset of collection efforts.

You are responsible for all fees, not only your assessment, but collection fees, late fees and attorney fees. The Association must pay the attorneys upfront for legal fees and must be reimbursed by the delinquent owner. Understanding that the budget is based upon monies received by owners, you can see that if a homeowner is delinquent or does not pay their assessment, the budget is working in the negative. Your community association is unable to pay its debts if it does not receive the necessary payments from homeowners. Delinquent accounts not only prevent the association from paying bills and making improvements to the property but it increases the need to raise assessments.

Answer to Riddle:

Horses name was Friday.

DON'T GET DE-FENCE-IVE

Do you get angry when you receive a letter or postcard from your management company regarding the need for a minor fence repair? Fences were created not only to keep people, animals or other things out of your yard, but also to protect the things chosen to be in your yard. If you have a fence, you must keep it well maintained. You should walk your fence line and make certain there are no holes or broken boards that might allow people, animals or things in or out of your yard. Dogs or other animals can find their way into the smallest gaps in a fence and attack an unsuspecting child or adult. So please don't be offended if you receive a notice of a minor fence repair, as it is a safety concern for all residents, especially your children, not to mention much more aesthetically pleasing. (Remember, the management company does not know whether you have small children or animals.)

When you are ready to replace your fence...check with your neighbors to see if they are willing to pay a portion of the replacement...since they too will benefit from a new protective barrier for the home. Remember, beautiful homes deserve beautiful fences!

By Debra Guthrie, Association Manager

Contributions to the Newsletter

The Crossing at Ruidosa Ridge Homeowners Association hopes that you enjoy our community newsletter. The Board of Directors invites you to participate in the newsletter by submitting articles of interest for our homeowners.

If you have birth-death-wedding announcements, special info, ideas or suggestions for the newsletter, please contact: Hope Rogers direct at;

Classic Property Management

(682) 367-1236

HopeRogers@classicpm.com