

SIGNAL RIDGE PHASE IV
April 2010 NEWSLETTER

Annual Meeting: The Board expresses sincere thanks to all who came to the Annual Meeting on March 1, 2010 despite the bad weather, and those who were kind enough to mail in their proxies. For the first time in forever, we had a record turnout. It is so good to see homeowners interested in how their money is working to try and keep the community in good condition. As we all know, our homes are a large investment and with all of us working together, we can maintain the best possible property value. Board members re-elected to the HOA Board at the Annual Meeting were: Norma Cauley, President; Kay Muse, Vice President; Connie Hunt, Secretary; Carolyn Holzhei, Treasurer; and, Fred Smith – Advisor. The HOA has its meetings the 2nd Tuesday of each month at the clubhouse on the property, and welcome any owners visiting after 6 pm

Garbage & Pets (again!):

In every newsletter, we ask you to be conscious of timing of garbage/trash put-out. There has been a lot of improvement in the past month. Please place trash out after 7 pm the night before Tuesday and Friday morning pickup. On pets, please keep them on a leash when they are outside. Just opening the door and letting the dog run loose is not allowed; you are required to pick up after your pet. This is a city rule, not an HOA regulation. Also, no pets should be left unattended on a balcony or patio. Be considerate of not only your downstairs neighbors, but the rest of your neighbors—especially if your pet barks or yaps excessively.

Birds & Other Animals:

Many persons have bird feeders that are hung out on patios. The problem is that the birds are not getting fed near as well as the squirrels and large rodents are. If these pests just ate birdseed, we would not be harping on it; however, both animals carry various diseases, come out at night to crawl around patios and can get into attics to chew on electrical wires and leave mites. The squirrels have also been eating around all around the bottom portion of the chimneys in Bldgs #5, #6, #7. Repairs on Bldg. #5 cost \$1,100; repairs to Bldg #6 & #7 will be done in April.

Pest Control:

Please remember that *Pest Works* comes to spray outside all ten buildings the first Tuesday every other month. They are scheduled to come out on May 4. Anyone who wants their unit sprayed inside (for \$40), can call for an appointment with Tony while he is here (972-620-3232). Or, if you see the truck, just ask him to spray your unit when he finishes doing his outside work.

Sewer System in Bldg #10:

As many of you are aware, our repair of the sewer lines on the west end of Bldg #10 is complete, thanks to Wait Mechanical Plumbing. The repair cost us \$13,585.

Miscellaneous:

There is a Loud Noise restriction after 10 pm—again a City ordinance, not just an HOA rule. This includes noise from TV, radio, CDs, or home/cell telephones being used that disturbs neighbors. These parking lots are like echo chambers on noise, so please remember we live in close quarters, and should all have respect for our neighbors.

If you need a copy of the Rules & Regulations or if a security light on your building is out, please call Norma at 972-772-8755. Also, please ensure you have parking stickers on your cars. Any vehicle without a valid parking sticker could be towed at the owner's expense.

Any outside maintenance or property issues, please call AMGI at 972-503-2644 or 214-315-4914 (after hours).

Again, thank you all for your cooperation in keeping SR IV a safe, pleasant and peaceful place to live!