

SIGNAL RIDGE PHASE IV
April 2011 NEWSLETTER

Our annual Homeowners meeting were held March 7th, at the Best Western. The Board would like to take this opportunity to say **Thank You** one and all for you attendance and/or sending in your proxy. It sure helps the spirits of the Board to know we have owners who care about how their property and money is being taken care of. Our goal is to make your dollars go as far as we can and keep improving on the appearance of our neighborhood.

We hope everyone will **please** read the following carefully and act upon our suggestions. From time to time we remind you to check your hot water heaters, lines going into the walls behind your commodes, ice maker lines, a/c overflow pipes, etc. We keep repeating, if your hot water heater is more than 10 years old you should have it checked thoroughly or better still, replace it. Sediment settles in the bottom of the heater which causes the bottom to rust out over a period of time. Your hot water heater *may* look fine from the outside but that does not give you a true picture of what is happening in the bottom. The original hot water heaters put in the older buildings only have a 10 year warranty. Once again we have had a major disaster caused by the bottom of a hot water heater rusting out and flooding the owners unit, plus 2 units downstairs. Ask yourself these questions. What would you do if your unit or the unit above you flooded and no one was home? Do you know where your water meter is outside? Do you know which meter is yours? Do you know who to contact should you need to turn your water off, especially if it's the weekend? If you do not live on the property is there someone living on the property who can be contacted in case of any type emergency? How current is your phone number(s), who knows what that number is? The longer water runs the more damage it causes for you and your neighbor. If the problem began in your unit you are liable for any damage to your neighbor(s) also. Does the type of insurance you have actually cover water damage? You might be surprised. After hours and on weekends the emergency water cut off is handled by the police department. Their number is **972-771-7721**. You should contact the management company for all after hours and weekend emergencies at 214-315-4914.

There seems to be confusion on the rules and regulations of parking cars. Each unit is allowed two parking spaces. Once again all cars must have parking stickers, numerous cars have been towed at owner's expense for lack of a sticker. Please check the rules and regulations. Again all **visitors** are to park in **visitor parking only**. Even if you have an extra parking space, and your visitor parks in the extra assigned space, unless that car has a courtesy parking sticker displayed on the dash, should the tow company comes by, it is subject to be towed at owner expense. This is clearly stated in the rules and regulations, on the Attachment E you fill out to get parking sticker(s). You are reminded from time to time in the newsletters as well. For those owners who lease their units it is **YOUR** responsibility to inform your tenant of **all** rules and regulations regarding this information, plus, garbage schedules and rules. If you are leasing your unit and your car should get towed it is not the HOA's responsibility, you should contact your landlord. If you don't have a copy of the rules and regulations they are posted on the web site www.signalridgephaseiv.com. You may also contact Norma at 972-772-8755 and either she or Carolyn will definitely see that you receive a copy.

Some seem to forget trash days are Tuesday and Friday of each week. Do not put trash out until at least 7PM the night prior to trash day. Not only does it look terrible, but all types of animals tear it open and the contents are strewn all around. Again please tie your bags tightly.

Please slow down when driving through the neighborhood. Spring and summer are here and there are lots of small kids out riding scooters and bikes, & skate boards. This is especially true if you are in the area of building 4, 5, 6 and 7, which have a downhill slope and the kids pick up more speed easily.

AGAIN EVERYONE THANKS FOR YOUR SUPPORT AT THE ANNUAL MEETING