

SIGNAL RIDGE PHASE IV
AUGUST 2010 NEWSLETTER
One thing I bet we all agree on, it is summer in Texas!!

(1) **Pest Control:** *Pest Works* is scheduled for the first Tuesday in September and again in November. You can have the inside of your unit sprayed for ants, spiders, etc for \$40, if you make an appointment for those mornings (972-620-3232). Or, you can catch Tony on the property (after 7:30 am) and ask him to spray your unit. The spray used is not harmful to pets.

(2) **Termite Inspection:** During painting and construction repairs last year, we discovered termites and had to spend \$14,000 for termite treatment for bldgs 1-10. We currently pay an annual fee of \$2,000 for yearly Teminex inspections. In June and we received an "all clear" report.

(3) **Pets:** We really are being invaded with dog poop accumulation. Owners are complaining to the Board that they are unable to go out on their patios because of the odors and free running animals along the lakefront (two incidents of persons bitten have been reported). At the risk of saying "thou shall not," again: It is a city ordinance, as well as an HOA rule that

- owners/tenants are required to pick up after their pets; and,
- all dogs must be on a leash at all times.

Repeat offenders will be noted and photographed which we will relay to Rockwall Animal Control. We really do not want anyone to be ticketed; however, we will report on repeat offenders.

(4) **Swimming Pools:** Many of you are off to the pools during this Texas heat. Julie, Manager of Phase I,II,III has asked us to please remember that neither pets nor any type of glass are allowed in the pool area.

(5) **Sprinkler System:** Some parts of our sprinkler system are 12 years old and are serviced by pumps contained in the 2 small houses down by the lake. Buildings 1 thru 6 use lake water (which is very cheap). This year we had to replace both pumps, various sprinkler heads, leaking sprinkler pipes, and a few controllers for various areas.

(6) **Parking Spaces and Stickers:** We ask that all cars be parked back slightly from the grass since the lawn workers need to be able to mow and edge along the curbs. All units have 2 parking spaces which must have parking stickers on vehicles parked there or a **Visitor** parking card on the dashboard. **Visitor** parking is for visitors, not a resident's third vehicle. If your car is not operational (whether or not you have an HOA parking sticker) and parked in a **Visitor** slot as storage it will be towed at owner expense. For those who have neither an HOA sticker on, or a **Visitor** card in the car, you run the risk of being towed.

The HOA uses *Choice Towing* who come by periodically (especially in the early morning hours) checking for HOA stickers, **Visitor** cards, any expired registration or inspection stickers. If any violations are found, they they will tow the vehicle away at owner's expense. They are located on Ledbetter in south Dallas, and the cost is about \$260 dollars to get your car out of the pound.

(7) **Plumbing Fixtures:** How long has it been since you checked the water line behind your commode, or replaced the O ring under it? Also, how old is your water heater? The "lifetime warranties" on water heaters usually means 10 to 15 years. We continue to have water damage issues (at owners' expense) because of these situations. Those who live upstairs face costlier damage if plumbing leaks occur—wall replacement, carpet, baseboards', etc. in the in the downstairs unit. We have also had too many of these type occurrences in the last year.

(8) **Drainage problem:** On the north side of Bldg #10, we became aware that the ground was wet and the retaining wall was giving way from the building. We believed it was SR I,II,III problem, Portofino's problem, or the City's problem. We worked with Rockwall Code Enforcement for over 7 months with this issue, and unfortunately, it seems it is our responsibility, which is the reason for the digging/trenching that is on-going. The problem was created when the contractor begin leveling the ground to begin building #10. He dug up the french drain that was there, leaving no ability for the water to drain. We have no choice at this time, the City was ready to fine us if we did not get it fixed immediately. The bad news is that the cost of the drain only will be just under \$7,000. We still will have the expense of repairing the retaining wall at the end of Building #10. Once the drain is installed we need to wait a month until the entire area dries out. Then we can begin work replacing a portion of the retaining wall. We do not know how much of the wall we will have to replace, nor do we have a cost estimate.

(9) **Quiet Time:** Once again be aware the Rules/Regulations state from 10 pm to 6 am, there should be no excessive noise from units or from the parking lots. Please know that talking on cell phones or making noises on the decks echoes into the parking lots, carrying the noise.

(10) **Thank You:** To all who have called to let us know a sprinkler head is off, a security light is out, or other issues. All of us have a large investment here, and it takes all of us working for the community good to keep our property in good condition. If something in your building or area needs repairs please call either Ed Ambrose at 972-503-2644, or Norma at 972-772-8755.

(11) **Board Meetings:** Are held the 2nd Tuesday of each month at 6 pm in the clubhouse (except this September). All homeowners are welcome to attend to observe the board's business in tending to the property.

PRAY FOR OUR TROOPS