

SIGNAL RIDGE PHASE IV
June 2010 NEWSLETTER

Summer Has Arrived: So kids are out of school and playing on the streets and sidewalks at all hours. Please slow down & drive with caution. They can appear very quickly out of nowhere on skateboards and bikes. Also, please be aware that numerous water moccasins have been seen sunning themselves along all areas of the shoreline. We ask everyone to please exercise caution along the lakefront.

FYI:

- (1) Two summers ago we had a sewer back-up/overflow that went downhill and over (south) to Bldg #5. According to the water service folks who came out to clean it up, this back-up was caused by folks pouring grease down the drains or into commodes. Over time, it accumulates and causes the sewer system to back-up. The city checks the sewers periodically for problems, and did so in mid May. So far, we have received a good report; however, please dispose of grease in old soup cans (which after being frozen can be discarded in ziploc bags).
- (2) To save yourself a plumbing bill, you might want to put excess meat and egg shells in baggies in the trash, since they do not always go down the disposals well. At least in 2nd floor units, the disposal pipes make a right angle turn and go across the ceilings to connect with the sewer lines in the bathrooms.
- (3) Additionally, we have had numerous water leaks from commodes, and hot water heaters. It may be a good idea to check both of these for leaks. If your hot water heater is over 10 years old, you may want to consider replacing it. Both elements can be most costly to the homeowner if they leak.
- (4) In case you wondered why there was yellow hardy board on Bldg #5 and #7, the old siding parted in many places, letting water go in between the walls and it all had to be replaced.
- (5) Another problem is at the north end of Bldg #10 where water continues to flow and settle in the lowest part of the grass. *Wait Mechanical Plumbing* has determined it is coming from the Portofino area. Portofino has called the city to investigate the situation.
- (6) Speaking of water, both sprinkler pumps needed work and one finally had to be replaced. This is why there has been so little watering happening during this hot spell. RTS has reinstalled both pumps, which should now be operating. The Board has advised RTS to let the waters flow—especially Bldgs #1 thru #6 that desperately need water for the soil and the foundations; they also use lake water, which is the cheapest we have.
- (7) Pest Works visits SR IV every other month on the first Tues. (July 6th is the next scheduled trip) to spray outside for bugs. You can have the inside of your unit sprayed for ants, spiders, etc for \$40, by making an appt. at 972-620-3232. You can also stop Tony on the property and ask him to spray your unit.

Thank You to Horst Pilarc who faithfully cleans the lake front area weekly. Unfortunately, a lot of debris is thrown/accumulates along the shore line area, which is most unfortunate. Please let us all do our part in keeping the lake front area clean.

Pets: Once again, all pets taken outside belong on a leash. Also, owners are required to collect all their pet debris. Persons living downstairs on the waterfront should not be subjected to pet feces within feet of their patio. The Board is going to begin fining those who violate this rule. For those pet owners who live upstairs, your pet should not be left unattended on the patio (this includes open patio doors letting your pet run freely in and out on the patio/deck). Too many persons are complaining about the noise and the results these unattended pets produce on the folks below, their flowers and patio furniture. You are subject to a \$500 fine from Rockwall City Animal Control for violating this ordinance. One fine has already been levied against a tenant.

Trash: Trash days are Tuesday and Friday--placing trash out after 7 pm the night before with bags securely tied. With summer here, both the recycle and regular garbage truck will likely be running much earlier, as the weather gets hotter. If you do not get your trash out in time, please do not place it on the curb for the next scheduled pick up. Although this issue is much improved (thank you all), we still have a few who put trash out on Monday morning. This is a real problem since we have various types of loose varmints who roam the grounds and tear into the bags.

Parking Stickers: We have a new towing company--Choice Towing, located at 4206 E Ledbetter Dr. in Dallas (214-324-5305). They roam the property at all hours, with instructions to tow any cars in assigned spaces that do not have an SR IV parking sticker. Visitors must park in **visitor** slots, not in your other parking space. If a car is in assigned space without a parking sticker, there is a good possibility that car will be towed at owner expense. If you have visitors for a night or several days that are not parked in the **visitor** slots, but rather in your other numbered slot, please obtain a **visitor pass** from Norma to display on the car dash board; otherwise they are subject to be towed. We have already had more than 3 vehicles towed.

Have a happy and safe summer!