

SIGNAL RIDGE PHASE IV November 2010 NEWSLETTER

Special Meeting: We are sure all owners have received notice about the December 6, 2010 special Homeowners Association at 7:00 pm that will be held at the Best Western (formerly Holiday Inn) located on East I-30 just past the Honda dealership. As stated in the letter, this meeting will be to discuss and vote on a special assessment for the emergency repair of the retaining wall at Building #10. We are asking each owner to please attend the meeting, or if unable to attend the meeting, ensure your proxy is

- faxed to AMGI (fax: 972-503-2650),
- e-mailed to AMGI (kathy@amgidallas.com),
- provided to Norma, who can pick it up (972-772-8755), or,
- give it to someone you know who is going to the meeting.

This is critically important because we must have sufficient owner attendees or waivers to comprise a quorum (55% of owners) to conduct a meeting. If we fail to obtain a quorum, the Board will have no alternative but to raise dues up to 17%-19% in order to pay for these repairs.

Alternative Management Company has moved to a new location: 705 W. Avenue B #400, Garland Texas, 75040. Their phone and fax numbers remain the same--972-503-8644; Fax 972-503-2650.

Time Change: With the time change security lights at your building may need adjusting. If so, please call Norma. (972-772-8755)

Patios/Decks: These should be kept clean at all times. No charcoal BBQ grills are allowed (Rockwall City Ordinance). Only patio furniture, gas grills, flower pots, and one container/locker are acceptable.

If the following issues appear to be the same song, second verse, it is because they are continually being brought to the Board's attention.

1. **Noise:** Please have respect for all your neighbors in our community, and observe the quiet time between 10 pm and 9 am daily. Please be aware that conversations (between people or via telephone) can echo throughout the parking lots, and persons in units with closed windows are being disturbed.
2. **Smokers:** Please do not drop your cigarette butts onto the lawn, flower beds, or in the parking lots. If you leave a full ashtray on your patio, the wind will likely remove all left in the ashtray.
3. **Pets:** All pets taken outside are required to be on a leash plus you are asked to pick up after them—no matter the size of the pets. Further, no pet should be left unattended on a patio for any length of time. Neighbors are tiring of listening to dogs barking every time someone walks by. If pets are observed unattended on patios or decks, the owner of the unit can be fined.
4. **Parking Stickers:** Several units still do not have parking stickers on their cars. Your car could be towed at owner's expense (~\$265). Visitors only should park in *visitor slots*. If the visitor parks in your extra parking space, their car is subject to be towed at owner expense unless a *visitor* parking pass is displayed on the dash. The towing company is operating at the HOA direction.
5. **Trash Pickup:** Trash pickup is every Tuesday and Friday, and trash should be put out only after 7 pm the day before. Those putting trash out early, are creating more time for the rodents, possums and wild cats to tear into the bags and make a mess. These animals carry many diseases, which we are sure owners do not want their pets to contract.

The Board would like to say thank you for your support this year. May each of you and your family enjoy a safe and happy Thanksgiving and Christmas season.

See you at the meeting on December 6, 2010!