

SIGNAL RIDGE PHASE IV May 2011 NEWSLETTER

Our annual homeowners' meeting was held March 7th, 2011 at the Best Western. The Board would like to say "Thank You" to all who either attended or forwarded proxies. This contributes to Board members' spirits in knowing that we have owners who show concern about their property. Our goal is to maximize your dollar expenditures, while improving the appearance of our neighborhood.

We ask all to please consider the following:

- Check all your water lines, going into the walls behind your commodes, ice maker lines, A/C pan, and overflow pipes, etc.
- Check your hot water heater; although it may look fine from the outside, sediment settles into the bottom of the heater that causes the bottom to rust out over a period of time. If your hot water heater is more than 10 years old (which would apply to Buildings 1 thru 7), you should have it replaced. The original hot water heaters put in these buildings had only a 10-year warranty, and that is up. Once again we have had a major disaster caused by the bottom of a hot water heater rusting out and flooding the owner's unit, plus 2 units downstairs.
- What would you do if your unit (or the unit above you) flooded and no one was home? Do you know which water meter outside is yours? If the problem occurs during normal business hours, the Water Dept number is 972-771-7730. For after hours/weekend water emergencies, contact the police department at 972-771-7721.
- If a water problem begins in your unit, the unit's owner is liable for any damage to neighbors' units. The longer water runs the more damage it causes for you and your neighbors.
- Does the type of insurance you have actually cover water damage, both to your unit and adjoining units? Many insurance companies mistakenly believe the HOA is liable—SR IV HOA is not liable and this is clearly stated in our bylaws.
- If you do not live on the property is there someone living on the property that can be contacted in case of any type emergency?
- Trash days are Tuesday and Friday; please do not put trash out until after 7 pm the night before. Please tie your bags tightly, otherwise animals will tear it open and strew the contents. Trash is not to be thrown over the balcony for someone else to pick up. You will be fined.
- AMGI, handles weekend and late hour emergencies (other than water) 214-315-4914.
- 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.

There appears to be confusion on the rules of parking cars. It is not the HOA responsibility, if a car gets towed. Each unit is allowed two parking spaces. All cars parking in a numbered slot must have a Phase IV parking sticker or a VISITOR pass showing in the windshield that Norma provides. If your visitor parks in your (numbered) slot without a VISITOR pass (and no SR IV parking sticker), the towing company is liable to tow the car at owner expense. Numerous cars have been towed at owner's expense for failure to follow the system. Most visitors should park in VISITOR slots only. For owners who lease their units, it is the owner's responsibility to inform their tenants of this rule, along with other rules and regulations. If you don't have a copy of the Rules and Regulations, you can contact Norma at 972-772-8755 to receive a copy. They are also posted on the web site at www.signalridgephaseiv.com

AGAIN THANKS TO ALL FOR YOUR SUPPORT AT THE ANNUAL MEETING!