

# CONNECTIONS

The Official Newsletter of the Pine Ridge Estates Homeowners Association



## **P.R.E. ANNUAL MEETING: OCTOBER 21<sup>ST</sup>**

Please join us at 7pm in the RJE Elementary School cafeteria for important updates and elections,

or

[Click Here](#) to sign & return a PROXY (found on [pineridgehoa.org](http://pineridgehoa.org)!).

### **A Letter From Our President**

Greetings, I hope everyone had a nice summer. You will soon receive (or perhaps have already received) a notice detailing the time and date of our Annual HOA meeting. The mailing will also include a proxy form to fill out and return to our community management company, SBB, if



Like our page on Facebook for all of the latest updates & info!

**It's the quickest & easiest way to stay in the know!**

you will be unable to attend the meeting. The proxy form can be returned by US mail or email. The HOA is regulated by state law and requires an annual meeting that is attended by or acknowledged by 10% of our community. If we do not receive enough votes (or proxy forms), the risk is that we can't conduct the meeting, and we lose hundreds of dollars in mailing and venue costs. If the meeting doesn't make quorum, the HOA is required by law to repeat the process until quorum is met and the meeting can be held. In the past some members of the community have been hesitant about signing a proxy, which officially turns their vote over to the board. I fully understand that concern, that but want our homeowners to understand – effectively, the only thing the board can use your proxy for is making quorum and the election of board members. The board is entrusted with the power to set HOA dues; that decision does not require a community vote. However, decisions like changing the by-laws requires community notice and a debate period before a vote can be taken, according to state law. That said, we hope you'll be sure to attend the meeting or send your proxy form so that we can meet quorum.

If you attend, what can you expect? I will review the activities of the HOA over the last year, including much of what I will outline later in this newsletter. I will also review the financials and the activity of our committees. The board will then respond to questions and comments from those in attendance. At the end of the night, the election of the board will happen. (continued on next page)

### **Dates to Remember!**

...and check [pineridgehoa.org](http://pineridgehoa.org) to stay up to date!

Community Yard Sale: 10/18

Annual Meeting: 10/21

Assessments Due: 1/1

## PRE

# Real Estate Snapshot

Activity in Pine Ridge Estates during the past year has been swift and productive. 33 homes have been sold with values ranging from \$172K to \$280K, and average days on market of 17 days. The homes have averaged 98.76% of asking price and have increased in value over the past 12 months. As interest rates continue to be favorable, we expect a strong market next year and our subdivision will continue to attract buyers. Currently, there are only 4 homes listed in Pine Ridge Estates.

By the way... have you heard? 😊  
Money Magazine named McKinney the Best Place to live in America!



## COVENANTS CORNER

The most common ACC requests are for fence and roof replacements.

**FENCES:** be sure to include a property drawing, height, fence material & stain color (if applicable).

**ROOFS:** be sure to include manufacturer name and shingle number for the committee's review.

### *Be Sure To Get Plans Approved First!*

The more detailed your request, the better – and the quicker our committee will be able to respond. And as always, THANK YOU for your interest and investments into the value of our community's homes.

## A Letter From Our President (continued)

You may have noticed rips in the new canopies at the pools. We first suspected vandalism, but a closer look indicated that new rips were a result of a material defect. The vendor will replace the canopies at no cost, and is working to determine how wide spread the defect is. The issue will be fully solved by the 2015 pool season.

Over the winter/spring, the board had drip irrigation installed to water the turf surrounding both pools and our frontage along Eldorado and Ridge. The project appears to be a success and will pay for itself through reduced water expenses by 2016 – sooner, if water rates increase over the next year. As additional benefits, our need for weed-killer has decreased, and we have not had a major brick wall failure this year around the perimeter of the property (constant soil moisture stabilizes the pillars). Portions of the walls however are in need of preventive maintenance and this will be addressed this winter. When the city enacted the revised stage 3 water restrictions, the board petitioned City Council to waive the restriction for drip irrigation along Eldorado Parkway and Ridge Road. The city agreed. Our dialog continued with the City Council, and helped lead to the 2nd version of revised stage 3 water restrictions. This allowed for watering of lawns by hand or drip as needed up to 2 hours a day (excluding 10am-6pm). We continue to look out for your interests, and are working to maintain this productive relationship with the city.

Also in 2014, our newsletter went digital and has been combined with our website under one service provider. The cost of the new service is in line with our previous services but with improved content and functionality. Additionally, a community Facebook page was set up to provide current information on important events in the community. The Social committee was also active this year, holding several events including National Night Out and the Annual Yard Sale.

A final note of interest: there will be no dues increases this year, and a plan is in place to maintain our HOA dues at the current rate beyond 5 years. Our goal is 10 years. The \$20 discount for pre-paying 2015 HOA dues in January will be available again this year as well.

These updates provide some highlights for the year, but we hope to see everyone at the annual HOA meeting for more discussion,

Michael Henke

# NOTIFY

## STAY INFORMED OF CITY NEWS AND EVENTS! SIGN UP TODAY!!

<http://www.mckinneytexas.org/list.aspx>

Check out the city's new "Notify" system! Sign up for email updates including City Council Meeting Agendas, Planning & Zoning Commission Agendas, & Citywide News Releases. It's your city – get involved!

### Around Town

Looking for fun, new experiences around town? McKinney is the place to be!

#### Good Eats!

**Donut Kitchen** – Gourmet Donuts and more! Virginia near Stonebridge. (214)592-0088

<http://www.thedonutkitchen.com/>

**Nom Noms** – Mexican "Grill-n-Chill", casual dining & award-winning ice cream! Virginia near Stonebridge. (214)592-0443

<http://www.nomnomsmgc.com/>

**Harvest** – Farm-to-table restaurant, Historic Downtown (on the square). 214-726-0251

<http://harvesttx.com/>

#### Green Living!

**Be Green on Halloween** – homemade costume contest! Historic Downtown "Scare on the Square" event, 10/31, 4-6pm.

**Seminar: Build a Rain Barrel** – lesson & supplies. Fire Station #7 on Independence Pkwy, 11/13, 6:30-8pm.

**Trinity Trash Bash** – Fall's version of the "Texas Trash Off"; Free t-shirt! Bonnie Wenk Park, 11/15, 8am-1pm.

[McKinney Education & Outreach](#)

#### Fitness!

**Halloween Hustle** – 1, 5 and 15K races with prizes, music, food & fun! StoneBridge Ranch, 10/26, 7am.

<http://www.getracing.org/>

**Crazy Sock 5K** – Fun run! "Back 40" at Myers Park, 11/15, 6am.

[www.collincountytx.gov](http://www.collincountytx.gov)

#### Arts & Entertainment!

**Outdoor Movie Night** – Ages 13 & up. McKinney Community Center, "The Amazing Spiderman 2" on 10/23, "Ghostbusters" on 10/30, 7-9pm.

**Bluegrass Stampede** (High Noon on the Courthouse Lawn) – activities & live music. MPAC, 10/24, 12-1pm.

**Second Saturdays** – an evening of art, music, food, and spirits. Historic Downtown, 11/8, 7-10pm.

**Home for the Holidays... A McKinney Christmas.** Live entertainment, activities for all ages, food & shopping. Historic Downtown, 11/29 & 11/30, 10am-8pm.



[www.mckinneytexas.org](http://www.mckinneytexas.org)

CHECK WEBSITES FOR PRICING & DETAILS!

## Helpful Tid-Bits

### Street Light Out?

[www.coserv.com](http://www.coserv.com)

Click on "Contact Us" and select the Street Outage Form

### City Sidewalk Repair?

972-547-7350

(for the portion that runs parallel to the curb)

### Need to Check Your HOA Acct or Register for SBB Emails?

<http://www.sbbmanagement.com/>

(have account # handy!)

### NON-Emergency #s

Police: 972-547-2700

Fire: 972-547-2850

### City Code Enforcement

(issues w/ vehicles parked on streets, animal control, nuisances, etc.)

<https://www.mckinneytexas.org/Index.aspx?NID=153>

972-547-7440

### Environmental Info

<https://www.mckinneytexas.org/DocumentCenter/View/4457>

### McKinney Website:

[www.mckinneytx.org](http://www.mckinneytx.org)

For info on construction, hazardous waste, parks & rec, and more!

## Fall Landscape Checklist



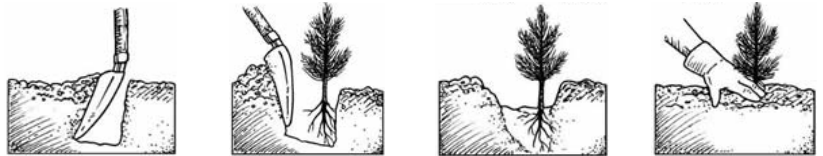
The dog days of summer have finally given way to school activities, football, and plenty of beautiful days to

get outside and enjoy the cooler temperatures. As the seasons change, your landscape's needs change as well. In all the hustle and bustle of the fall season, don't forget to give your lawn a little attention to get it through the coming winter months:

**Fertilize your lawn.** Grass roots keep growing until the ground gets down to around 40 degrees, so this is a good time to feed them. Apply a high-phosphorus (12-25-12) mix to lawns in fall to encourage roots, so turf greens up earlier in spring.

**Last mow of the season.** Trim turf down to 1¼ inches for the last cut of the season...usually around late October or early November. Lawn diseases have a harder time with shorter grass and fallen leaves blow across the lawn because they have nothing to latch on to. Don't go too low and don't scalp! Grass makes most of its food in the upper blade.

**Plant new shrubs.** Planting in early fall gives the plants a head start at establishing roots in the season's cool, moist soil.



Dig a hole (twice the diameter and to a depth of 2 inches less than the full height of the root ball); position the shrub in the hole (make sure the top of the root ball remains at, not below, ground level); fill in with soil; water to settle soil; add more soil to the top of the root ball (don't pack soil down with foot); mulch. Stand back, & enjoy.

(continued on next page)

We're still under Stage 3 water restrictions! Only water on trash days.

For more info:  
<http://www.mckinneytexas.org/index.aspx?NID=511>



# Fall Landscaping Checklist (continued)

**Prune where needed.** Dead or lifeless branches in trees can succumb to winter snow, ice and winds, & could potentially damage your home. For big jobs, call in the pros, but you can protect small trees from further damage by cutting cracked, loose, and diseased limbs close to (but not flush with) the trunk. Leave the wounds exposed to heal over the winter months.

**Clean out your beds.** Get rid of tired or dying annuals that are past their summer prime and will not survive the winter. Trim spent perennial foliage down to the ground as this sends energy to the roots, for next season. Every three years, divide crowded tuberous plants, like irises, cannas and daylilies. More space means more flowers.

**Give flowerbeds a layer of mulch.** Use chopped leaves, weed-free straw, or wood chips—after a light frost, but before the ground freezes. Mix decomposed layers of organic mulch into the soil, then apply a fresh 2- to 4-inch layer (more than this will smother roots) to keep new plantings warm and to control water runoff and soil erosion.

**Make it a family affair.** Don't view it as a chore. Get the kids involved & keep it fun. It's one of the few times they can get dirty & be productive at the same time. Plus, as they get involved in basic yard maintenance, they start to appreciate the efforts that go into keeping our neighborhood "green".



## Pine Ridge Estates HOA Contacts

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