

CONNECTIONS

The Official Newsletter Of The Pine Ridge Estates Homeowners Association.

FROM THE BOARD PRESIDENT

“As you may know the state laws governing HOA’s have been amended. These changes are mostly administrative and outline new stricter rules on how property management companies conduct business on behalf of HOA’s”

I would like to present to the community the first edition of our revamped newsletter. Our newsletter is now published by Prepared Publications. The newsletter will be published quarterly (Jan, April, July, Oct) with the option to add more issues throughout the year as needed. The reduced publication schedule will not only save money but will allow more time for the newsletter committee to organize, create, and improve the content. One of the many benefits of using Prepared Publications (PP) is ad revenue sharing. All revenues from ads are split 50/50, so it benefits both parties to attract advertisers. Another notable benefit is that PP directly communicates with SBB to update homeowner’s mailing information. This should correct errors in the past where newsletters were addressed to previous owners or homeowners were dropped from the mailing list. So if you or someone you know would like to support the newsletter through advertising please contact Prepared Publications (see page 4).



As you may know the state laws governing HOA’s have been amended. These changes are mostly administrative and outline new stricter rules on how property management companies conduct business on behalf of HOA’s. With any new laws usually comes new expenses, in our case we are fortunate since with respect to our management company these new regulations are not new. SBB management has been using business practices that already conform to the new laws. So, the impact on the HOA’s administrative costs is far less than other communities. Changes you may notice include public notice of every

board meeting and the establishment of a HOA member email database. Official notification of board meetings will occur via email for those who register with SBB. Meetings information will also be posted on our website. Due to privacy issues only a portion of the meeting will be open to the community. For general meeting rules and guidelines please see the website.

SBB Management Company will be administrating our HOA’s email database. In the past, many of you have signed up for the email list on our community’s website. This email list is different and will be discontinued. Please register with SBB. In addition to receiving Board related emails you will also be able to view your account information. To register and access your account, please see the HOA website. It will be helpful to have your HOA coupon book in hand when registering since it contains some important information necessary for registration.

New legislation also allows for the installation of rain barrels and solar panels. Guidelines addressing the appearance and placement of these items have been added to the ACC Documents. These can be found on both the HOA and SBB websites or you can request a copy from SBB by phone.

Thanks,

Mike Henke
Board President

Events/Calendar

■ Assessments due
April 1st

■ Pool Opens May 25th

■ Annual Community Yard Sale
Coming in October

IN AND AROUND OUR COMMUNITY

As President of the HOA I receive calls concerning a variety of issues in the community. I would like to take the opportunity here and in future articles to highlight some of these issues that concern you and your neighbors.

Our alleys are the number one issue in our neighborhood. Every driveway and every alley entrance/exit has a blind-spot. Obviously nobody wants an accident but we need to remind ourselves every time we enter the alley of the potential dangers and consequences. Children routinely use the alleys to ride their bicycles and skate boards to and from school and friend's houses. Although this is a year-round issue I thought this would be a good time to highlight it, since Summer is about here and children will be spending more time outside and enviably in our alleys. The only way to keep our alleys safe is for everyone to do their part. All drivers need to be mindful of their speed (10 mph) and stay alert. Kids are prone to doing seemingly crazy things, so expect it and when they dart into the alley without looking you will be better prepared. Parents please remind



your children that the alley ways are not a safe place to play.

I continue to receive calls concerning alley etiquette. What do you do when two cars meet going opposite direction in the alley. My suggestion is to be a good neighbor by being courteous and as accommodating as the situation allows. In situations where two cars meet near or at the entrance/exit of the alley please keep in mind the car entering the alley has a more difficult time adjusting since they need to backup into potential traffic. The City of McKinney prohibits the HOA from installing speed bumps and posting mirrors in the alley. These rules leave the Board few options to impact this issue other than trying to raise awareness. If you have any comments or potential solutions to our alley issues please email us. I'm also looking for topic ideas for the July newsletter.

HAPPENINGS

Every year the HOA carries out a number improvement/maintenance projects. This Spring the walls surrounding our community are scheduled for repair and resurfacing. This involves fixing the foundations of several pillars, replacing the mortar where necessary and pressure washing all the walls. Areas containing rod-iron in addition will also be stripped and repainted. After the project is complete our landscape company will finish replacing the hollies that died last summer along Eldorado and Ridge. The Leyland cypresses along Pine Ridge and other landscaping throughout the community that died are also going to be replaced this Spring.

The HOA has taken several steps to protect our landscape this summer. Last Fall all the community's irrigation controllers were converted to SMART systems. This system is certified by the City of McKinney and effectively frees the HOA from the general water restrictions. Instead of trying to apply a week's worth of water in one day, the HOA can now water less every other day. This in itself will lessen the stress on our landscaping. Additionally, irrigation in the green belt has been increased and more aggressive mulching is planned for all our beds. If you notice any leaks or broken sprinkler heads please report it to SBB.

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ACC CORNER

Sod provides the quickest and cheapest way to repair your lawn. It allows instant coverage and is compatible with weed killers. Outlined below are 6 steps to repair your lawn.

How to repair your lawn with sod.

1. Remove dead grass from the patch area. Till, spade or otherwise loosen the soil in the patch area. Remove ~1/2 inch of soil from the area and then rake smooth.
2. Purchase enough fresh turf/grass sod from a local sod farm or garden center to finish the repair. Sod is sold by the Square Yard (9 square feet

equals 1 square yard of sod). So measure the area to patch and buy accordingly.

3. Soon after buying the sod, install it onto the prepared area. Cut the sod to fit the area. For larger areas lay the sod squares in such a way as to avoid aligning the seams. Lay sod tight together or backfill all gaps and spaces with soil.
4. Water the new patch until the soil under the

sod is wet, but not saturated. Without rain, you may have to water the patch once a day for the first week. If the soil beneath the sod is not wet, you need to apply more water. Lift up a piece to check. Reduce your watering the next week and more so the third week.

Beware we are under Stage 3 water restrictions. At the time of writing, restrictions allow for daily watering of new landscaping by hand or soaker hose. Please consult the City's website (<http://www.mckinneytexas.org/waterrestrictions/>) for complete details on the current watering restrictions.

5. Restrict traffic on the area for least two weeks to give the grass a chance to grow roots and the soil to settle. Sod will establish in three weeks with good warm temperatures.
6. Mow the area about two weeks after patching or whenever the sod is tightly rooted. If possible, try to run your mower diagonally across the sod seams. This will reduce rutting and the chance of your mower lifting a corner of sod from the new patch.



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www.ercenters.com



PINE RIDGE ESTATES ESSENTIALS:

President-Mike Henke
hoa-president@pineridgehoa.org

Vice President - Cheryl Barber
hoa-vice-president@pineridgehoa.org

Treasurer - Jim Dickey
hoa-treasurer@pineridgehoa.org

Secretary - Ann Fleet
hoa-secretary@pineridgehoa.org

Member at Large - Dave Boatman
hoa-member-at-large@pineridgehoa.org

Property Management
SBB Management Company
8360 LBJ Freeway Suite 300
Dallas, Texas 75240

Sr. Community Manager - Dawn Young
972-960-2800 ext. 398
d.young@sbbmanagement.com

Asst. Community Manager - Tanya Naffarratee
972-960-2800 ext. 335
t.naffarratte@sbbmanagement.com



PUBLISHER INFORMATION:

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USEFUL TIDBITS

Do you have a buckling/damaged sidewalk or damaged curb?

-Call the City of McKinney for repair at (972) 547-7350. The City is responsible for the maintenance of the portion of the sidewalk that runs parallel to the curb. Homeowners are responsible for the portion that runs to the front door.

Notice a street light flickering or out?

-Report it to CoServ. Go to www.coserv.com click on the "Contact Us" page, select the street outage form and submit the report.

Have your roof inspected lately?

-Over the last couple years a number of wind and hail storms have passed through our community. Initial

damage to your roof may have appeared minor but over-time this damage continues to break down leading to an eventual leak. Most roofing companies/contractors will do a roof inspection for free and advise on whether to pursue a claim. A claim due to wind/hail damage does not affect your insurance premium.

Need to check your HOA account?

There are two options, you can call SBB or login to the SBB web portal. All the information necessary to register and access your account is available on our community's website (www.pineridgehoa.org).

Own a local business and would like free advertising?

If you are a business owner and a member of the HOA, please let us know and we can include your business information on a new page we are developing on the website. Please contact us at: hoa-president@pineridgehoa.org if you are interested.