

CONNECTIONS

The Official Newsletter of the Pine Ridge Estates Homeowners Association



P.R.E. ANNUAL MEETING: OCTOBER 20TH

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

or

sign & return a PROXY form (sent separately; also on pineridgehoa.org!).

Annual Meeting

The Pine Ridge Estates Annual Meeting is Tuesday, October 20th – we hope you'll plan to join us! We'll provide an overview of our financials, hear updates on our committees & initiatives, and review proposed policy revisions for rental homes within PRE.



www.facebook.com/PineRidgeEstatesHOA

Key Dates!

Community Yard Sale: 10/17
Annual Meeting: 10/20
Assessments Due: 1/1

...check pineridgehoa.org to stay up to date!

INTERESTED IN MAKING A DIFFERENCE FOR YOUR NEIGHBORHOOD AS A BOARD MEMBER? We'll also be holding elections for HOA Board Members. PLUS – attendees of the meeting will get raffle tickets for **DUES GIVEAWAYS!** We've mailed residents notice of the meeting along with a Proxy form. If you're not able to join, please fill out and send back the proxy form. Your attendance or proxy vote is critical to help us meet quorum (which allows us to conduct business!); your support is appreciated!

Helpful Tid-Bits

SBB Management

(view account, pay dues, register for email)

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



Did you know you can pay your HOA assessments online???

Street Light Out?

www.coserv.com

(Click "Contact Us" & "Street Light Outage" Form)

City Sidewalk Repair?

(for the portion parallel to the curb)

972-547-7350

City Code Enforcement

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

<https://www.mckinneytexas.org/>

[Index.aspx?NID=153](https://www.mckinneytexas.org/Index.aspx?NID=153)

972-547-7440

NON-Emergency #s

Police: 972-547-2700/ Fire: 972-547-2850

Around Town

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

Good Eats!

Sugarbacon Proper Kitchen – New American Cuisine with a Southern accent. Virginia at Church, (469)952-5150

sugarbacon.com

Hugs Cafe – Expected to open in October on Virginia near Johnson St.! Will offer a menu created by locally renowned chefs, and will employ adults with special needs.

hugscafe.org

Harry's at the Harbor – Upscale sports bar in Adriatica. Mediterranean Dr. (near Stonebridge & Virginia), (214)592-0240

harrysatheharbor.com

Green Living!

Trinity Trash Bash – Fall's version of the "Texas Trash Off"; Free t-shirt! Waiver required. Bonnie Wenk Park, 10/24, 8am-1pm.

mckinneytexas.org/trinitytrashbash

Be Green on Halloween – homemade costume contest! Historic Downtown, 10/30, 4-6pm.

mckinneytexas.org



Fitness!

Halloween Hustle – 1, 5 and 15K races with prizes, music, food & fun! 600 N. Lake Forest Dr, 10/24, 7am.

getracing.org

McKinney Mini – 13.1, 5K & relays. 6145 Alma, 11/7, 6:30am.

getracing.org

Arts & Entertainment!

Outdoor Movie Night – Free! Ages 13 & up. McKinney Community Center, "Jurassic World" on 10/29, 7-9pm.



Home for the Holidays... A McKinney Christmas – horse-drawn carriages, carolers, visits with Santa, a Christmas tree lighting ceremony (11/27) and activities for all ages. Historic Downtown, 11/27-11/29, 10am-8pm (12-5pm on Sunday).

www.mckinneytexas.org

CHECK WEBSITES FOR PRICING & DETAILS!



Neighborhood Watch

Help keep PRE safe!

Be sure to keep

your eyes

peeled, and

report all

suspicious activity.

As a reminder, the

McKinney Police

Department suggest

calling 911 when there is...

- a chance of injury,
- a chance of damage to property, or
- a risk of a suspect fleeing a scene.

Don't forget! McKinney's P2C ("Police to Citizen", see url below) system provides crime statistics for the area.

<https://www.mckinneytexas.org/index.aspx?NID=490>



Get Ready for Winter!

This is the time of year to start thinking about getting your home ready for winter. Below are some things to consider before the winter months arrive.

OUTSIDE PLUMBING

One of the most common problems with houses in this area during the winter months is the freezing of the outside faucets of your house. Some simple steps can be taken before freezing weather hits to help protect the plumbing of your house. Remove any hoses you have connected to the exterior faucets. Water in the hoses can freeze and the ice may travel back into the faucet and cause it to crack. Install an insulated cover over the outside faucets of your house. Insulated covers are available at your local hardware store.

CENTRAL HEATING UNITS

The heating unit in your house is usually taken for granted until it doesn't heat when the temperature drops during the winter. Take the time now to schedule a check-up of your furnace unit or units and let the professional take care of any issues before they become an emergency. The professional HVAC contractor will also check the heat exchanger (if it is a gas furnace unit) to ensure it is not leaking carbon monoxide. Carbon monoxide is deadly and several deaths are contributed to faulty furnaces unit every year. BE SAFE and have your furnace unit, or units, serviced before the end of this month.

EXTERIOR WALLS

Look at the painted areas of your exterior walls (including the chimney siding and trim!) and see how the paint covering looks. If the paint finish is worn and weathered, now would be a good time to re-paint. When planning an exterior paint project, be sure to have the color approved by the Architectural Committee before beginning. You can find a link to the approval form on the HOA website (<http://www.pineridgehoa.org/forms-and-downloads.html>).

When planning for your paint, use a good quality paint for the exterior that will cover the area with one coat and choose one that will give you the most protection for years to come. Consult with your local hardware store for the paints that will meet your criteria.

WINDOWS

All the windows in your house should be checked for cracked or broken window panes that could leak cold air into the house during the winter. Check the window sills of all the windows and see if there's any signs of moisture damage (usually from condensation) at the corners of the sills. It's a good idea to raise your blinds at least ½" off the window sill to allow air to circulate and to help minimize moisture accumulation on the sills during the winter. Check the caulking around the exterior of your windows. During the dry heat we've recently experienced, the caulking is easily dried and can crack and fall out of the void between the window and the brick. Remove and replace the caulking as needed. Your local hardware store has a tool to make this process a little easier. When replacing the caulking, use a good quality caulking that is waterproof and that closely matches the exterior color of your house. Check with your hardware store about the types of caulking best suited for this application.

Taking time to get ready for winter now save you some headaches during the winter months.



Pine Ridge Estates HOA Contacts

President: Mike Henke

hoa-president@pineridgehoa.org

Vice President: David Boatman

hoa-vice-president@pineridgehoa.org

Treasurer: Jim Dickey

hoa-treasurer@pineridgehoa.org

Secretary: Ann Fleet

hoa-secretary@pineridgehoa.org

Member at Large: Randy Foster

member-at-large@pineridgehoa.org

Property Management:

SBB Management Company

8360 LBJ Freeway Suite 300

Dallas, TX 75240

Sr. Community Manager:

Dawn Young

972-960-2800 ext. 398

d.young@sbbmanagement.com

Administrative Assistant:

Sterlyn English

972-960-2800 ext. 345

s.english@sbbmanagement.com