



A Word from the Manager...

Hello All!

Hope your holiday season is off to a wonderful start! It's hard to believe we are once again trimming trees and counting down shopping days. I have already noticed some really nice décor around the property. You will soon notice holiday decorations going up at your entrances, please feel free to make some suggestions towards decorating!

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If you are planning to work on any home improvement projects please remember prior approval from the Architectural Committee is needed along with obtaining proper permits and inspections. A modification request is enclosed for you're your convenience.

We would like to take this opportunity to thank all of our committee members for all your hard work in 2004 to make it a successful year. Your time, energy and dedication help make the neighborhood one you can be proud of!

As always if you have any questions, concerns, or suggestions please feel free to contact me at 214 871-9700, Ext. 224. I make every effort to return all calls within twenty-four hours. I am also available via e-mail at Tanya.ashley@premiercommunities.net

I visit your community on a weekly basis and I am dedicated to maintaining property values, and the community looking its best!

Best Regards,

Tanya Ashley

Quotable Quote

" Commit yourself to a dream. Nobody who tries to do something great but fails is a total failure. Why? Because he can always rest assured that he succeeded in life's most important battle - he defeated the fear of trying."

— Robert H. Schuller



SPEED LIMITS

Please remember to observe all speed limits within the community. We are having a problem with people speeding throughout the community and especially along alleyways. Please remember to watch for our children and animals playing in these alleys and front yards. Our biggest priority is to protect our children from any unnecessary accidents that we as adults can prevent.

COVENANTS CORNER



Since our neighborhood is growing, homeowners are reminded of the following provisions of the CC&Rs and Rules and Regulations and homeowners are required to adhere to:

TRASH CANS

As winter and the windy season approaches us, please be sure to have your trash receptacles away from the street and put back out of sight. Our documents read

“all lots shall at all times be kept in a well maintained, sanitary, and attractive condition.” Since these are front entrance homes, homeowners must place their

trash can in their garage or behind their fence. Trash cans should not be stored on the side of the home. In addition, any excess trash, boxes, etc., should be placed in a proper container and should not be visible.

SIGNS

Time for all political signs to come down, our documents state that no signs, flags, or flagpoles shall be displayed in public view without the written permission of the Architectural Control Committee.

BASKETBALL GOALS

Make sure all Basketball goals and hoops have the written approval from the ACC. We may have Basketball goals, and hoops we just have to make sure they have been approved otherwise we are in violation. This includes backboards and nets.

STORAGE

During property inspections it has been noted there are some homeowners utilizing their driveways for storage. This can look unsightly and can distract from the overall appearance of the neighborhood. Homeowners are reminded that all storage, debris and trash must be kept from public view.

BOATS AND TRAILERS

Please be reminded that boats, RV's, trailers or other recreational vehicle are not allowed to be stored in the driveways or on the street. They must be kept from public view. If you require a 48 hour period to load and unload, or have a special request for temporary use, please contact Tanya Ashley at (214) 871-9700, ext. 224.

YARD MAINTENANCE

Fall and Winter is approaching and many homes are in need of weeding, both in the yard and flower beds. This includes grass that has taken over and should be removed. This is a good time to apply herbicides (such as post or pre-emergents) as it will help control the weeds or broadleaf in the yard. Prior to any application, please check with your landscaper or local nursery.



Social Committee News

The Northridge Fall Festival was held on Sunday, October 24. We would like to thank all of those who came out for it. The weather was beautiful for our festival this year. We had a good turnout and everyone seemed to have a terrific time. We want to thank the Ashton Woods Sales office for the loan of their popcorn popper for the day. It was a nice addition to our celebration, as the fresh popcorn appeared to be a hit! A big "Thank-you" also goes to the committee members who worked so hard to pull everything together by organizing the activities, the homeowners who helped with set-up and clean-up, and all those who provided treats for the Cake/Cookie Walk. It takes everyone's help to make an activity successful!

Our next big subdivision event will be held on Tuesday, December 7th from 6:30-8:30 p.m. We will once again be holding the annual "From the North Pole to Northridge" holiday party at the Ashton Woods model home at 2086 Coldwater Lane. This year we would like to provide you with the opportunity to share in the holiday spirit by bringing a donation for those people in the Frisco community who are less fortunate than us, to be distributed through Frisco Family Services. We will have a box available at the door to collect any items that you might choose to bring. Please refer to your party flyer for suggested donation items if you are interested in participating in this outreach.

We would like to encourage you to get to know your neighbors by holding small group events. In the past, some parts of our community have had street parties, BBQs, small holiday parties, progressive parties, etc. If you are interested in hosting something for your street or small part of the neighborhood; but you need suggestions or don't know where to begin, contact our committee and we'll help you in whatever way we can.



Please let us know if there is any way that we can help you to feel more a part of the Northridge community. The Social Committee can be reached by contacting DeAnn Ringgenberg at 972-712-2342 or by email at pdringgenberg@comcast.net.

Premier Contact Information

Premier Communities Management Company

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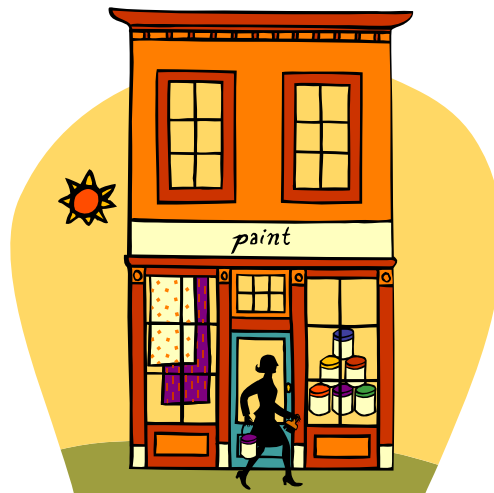
Phone: 214-871-9700
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What are the rules regarding home projects?

Did you know that any alterations made to the exterior of your home need to be approved by the Architectural Control Committee (ACC) **before** construction begins? According to the Declaration, all requests for improvements should be submitted **in writing** to the ACC for review.

This approval process applies to all modifications to the exterior of your home, including, but not limited to:

- Fence treatments
- Pools
- Patio covers
- Home additions
- Gazebos
- Storage buildings
- Fencing changes
- Exterior painting, etc.



To request approval, fill out a Modification Request form with a description of the improvement and submit drawings or diagrams for illustration. Please include building materials, the size of the structure or improvement, applicable paint or stain colors, drainage alterations, equipment placement (for pools), etc. For your convenience, a Modification Request form is included in this newsletter.

The Architectural Control Committee (ACC) will send you a written response after reviewing the application.

If you have already started or completed a modification, the association documents require that you apply for approval.

For more information, contact Tanya Ashley with Premier Communities at 214-871-9700, ext 224 or tanya.ashley@premiercommunities.net.