



Northridge Playgroups

Do you have young children? Would you like to meet other mothers in the neighborhood with children the same ages as yours? The Northridge Playgroups are finally forming!

Your input is both desired and needed. Jana Inderhees has agreed to help organize the playgroups. Please give her a call at 214-387-9319, or send her an email at janapage@mac.com to let her know that you are interested in participating in a group. A meeting will be held soon to determine how many groups are needed and what they are going to be like. Please be thinking about what your hopes are for these groups. How frequently do you want to get together – weekly,

bi-weekly, monthly? Where do you want to meet – homes, “fast food” indoor playgrounds, the Northridge playground, other parks in Frisco? Are you interested in the possible formation of a neighborhood babysitting co-op eventually? All of these things can happen, it is up to you! Please call Jana soon, so the meeting can be scheduled. Thanks!

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Just for the women in the area...

Ladies, would you like a night out with “the girls”? We currently have two different Bunco groups meeting in Northridge. You say you don’t know how to play Bunco, but a monthly night out of the house sounds good? Come give it a try. From what I’ve heard, socializing takes precedence over the game! Each group meets just one night a month. If you are interested in trying a Friday night group, call Jennifer Brinkman at 972-335-6705. If a Tuesday evening works better for you, give Elizabeth Hutcheson a call at 972-668-3172. Get together with some of the other women in the neighborhood, make some new friends, and take a break from the family. You deserve it!



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

What do I do with my yard now?

Spring is just around the corner. Do you find yourself wondering what you should be doing to your lawn and landscaping? How do you get rid of the grassy weeds and the broad-leaf weeds? What kind of fertilizer should you use, and when? How should you really prune your crape myrtles?

Neil Sperry is one of the leading horticulturalists in the state of Texas and our state's best-known gardening expert. He has written Neil Sperry's Complete Guide To Texas Gardening, publishes a monthly magazine and e-letter, and produces daily and weekly radio programs on gardening. The following information is excerpted from "Neil Sperry's Texas Gardening Calendar" and his "Garden's Magazine."

Late February to early March is the time to remove winter damage as soon as you can determine its extent, by pruning before new growth begins in the spring. Evergreen shrubs can be pruned to restore their shape. As much as 10-15 percent of the top growth can be removed from most evergreen shrubs without harming them. Crape myrtles, althaeas and other summer-flowering shrubs can be pruned to maintain good form, but do not "top" them. Pruning should not be used to keep crape myrtles from growing too tall, and while many people believe that it promotes quick growth, it actually weakens the plant. Nandinas can be kept full and compact by cutting the tallest 1/3 of the canes completely to the ground each spring. Spring-flowering vines and shrubs should be pruned immediately *after* they finish flowering. These plants will produce their buds on the prior year's growth, so reshape them after they bloom and then leave them alone the rest of the year. Now is also a good time to trim out damaged or competing limbs on shade trees. Early March is the time to "scalp" your lawn, if you desire, to remove the brown stubble from the dormant grass by lowering the mower one or two notches. This is strictly an aesthetic treatment. It is not necessary to the health of the lawn, but may aid in weed removal and will allow the grass to green up more quickly as the sun warms the soil.

Newly transplanted trees and shrubs should be fertilized with a root-stimulator liquid fertilizer, and repeated monthly for the first year. A high-nitrogen fertilizer should be applied to Bermuda and St. Augustine turf late in the month. The same type of fertilizer should also be used on trees and shrubs to promote vigorous spring growth. A good fertilizer to use in this area with our heavy-clay soils is a 24-6-12 (4-1-2 ratio), with a high percentage of nitrogen (50%) in a slow-release form. Clay soils are high in phosphorus (the middle number in the ratio), so we don't need much, if any, of that added.

Weed & Feed products are not very effective, as the two treatments are really needed at different times of the year. While the fertilizer begins to breakdown immediately, it is not effective until the grass begins to green up in late March, and the weeds need to be treated now! Pre-emergent disrupt the development of seeds, so the timing is imperative. If the seed has already sprouted, it is too late for this type of product to be effective. A good pre-emergent such as Balan, Betasan, or Team (or another equivalent product) should be applied around March 1, and again around June 1 for the summer annual grassy weeds. Broadleaf weeds can be controlled with an herbicide containing 2,4-d when the temperatures are between 55 and 85 degrees. Grassy weeds can be controlled with the use of MSMA between May and mid-September in Bermuda and Zoysia lawns only (not in St. Augustine.) Read the directions on these products carefully and apply at the rates recommended for your turf type. If you have a population of nutsedge, that grassy-looking weed with the triangular stalk, it will need to be treated with Image or Manage applied between May and mid-September. Since nutsedge is not a true grass or a broadleaf, the other herbicides will not be effective in controlling it. Glyphosate products (such as Round-up) may be used to kill existing weeds or grass in preparation of new garden or landscape beds. However, remember that although it does not remain active in the soil, it is also not choosy and will kill anything it comes in contact with that is green, including your prized trees and shrubs!

I hope that this helps to answer some of your lawn care questions. If you are interested in receiving additional timely garden information from Neil Sperry, his e-letter is free of charge and you may subscribe to it by going to his website at www.neilsperry.com . **Happy gardening!**



HOA Reminders



Trash Receptacles: Each lot shall at all times be kept in a well maintained, healthful, sanitary and attractive condition. All trash, garbage, or waste matter shall be kept in adequate containers which shall be constructed of metal, plastic or Masonry materials, with tightly fitting lids, or other containers approved by the City of Frisco.

Exterior Lighting: Must be approved by the ACC prior to installation.

Vehicles: No trailer, mobile, modular or prefabricated home, tent, shack or barn, other than the residence to be built thereon, shall be placed on any Lot. Any truck, bus, boat, boat trailer, trailer, recreational vehicle, camp mobile, camper or any vehicle other than conventional automobile, shall be in good working order, with evidence of current inspection and current registration and shall be stored, placed or parked within the garage of the appropriate Owner or concealed from view from adjoining Lots, or public streets, unless approved in writing by the ACC.



Offensive Activities: No offensive activity shall be conducted on any Lot which is or may become an annoyance or nuisance to the other Owners.



Duty of Maintenance: Owners of any Lot shall keep their lot well-maintained, safe, and clean and in an attractive condition at all times. Including removing litter or trash, mowing and edging lawn, tree and shrub pruning, keep lawn and garden free of weeds and additional info per your covenants.

Annual Meeting

Please be advised that our annual meeting will be held on **Monday April 4, 2005**. The meeting will be held at Mary Boals Elementary 2035 Jaguar Drive Frisco, Texas 75034. Sign-In will begin at 6:45pm and the meeting will begin at 7:00pm. You will also be receiving notification in the mail.

From your Social Committee

We had a great turnout in December for our annual “From NorthRidge to the North Pole” holiday party. There were at least 30 families in attendance that evening. As a neighborhood, we were able to collect just under 200 food, paper product, and personal items for Frisco Family Services to deliver to less-fortunate families in the Frisco area. Thank-you to all of you who were so generous!

I know that we are all looking forward to the next neighborhood gathering, but due to the fact that we do not have an indoor facility in which to hold large events, and the unpredictability of our springtime weather, we will not have another “whole subdivision” social event until later in the spring. We will plan to have a Pool Opening Party the first weekend of May. Be watching for more information on that as the time draws nearer. We would love to see smaller groups getting together for block parties or dessert gatherings. If you are interested in hosting one, but don’t know where to begin, contact the Social Committee and we’ll help in any way we can! Also, please try to attend our annual HOA meeting on April 4th. There will be a lot of important information to discuss.

If you are new to Northridge and have not yet received a copy of the Neighborhood Directory, please contact me. As the subdivision is growing rapidly, and the daylight hours were limited during the winter, I have been lax in getting out to greet all of you and deliver your directory. By the time that this newsletter is delivered, I hope to have contacted most of our new homeowners, but please help me out if I have missed you! Also, if you have any questions about the neighborhood, feel free to email (pdringgenberg@comcast.net) or call me (972-712-2342) with those as well. We want everyone to feel welcome and part of the community!

Submitted by DeAnn Ringgenberg, Social Committee Chair

Maintaining Your Home’s Value

Since your home is one of your most costly investments, you naturally want to preserve its value. A popular saying states that there are three things that determine real estate value: location, location, location. While we all agree that location is primary, condition can be an important element, too. The upkeep and condition of our home and yard, as well as that of the other homes and common areas in our neighborhood can be a powerful influence on real estate value.

As a member owner in this community, we all want to be a good neighbor and we realize that a well-maintained property not only protects our investment but also benefits the neighborhood as a whole. In this way we can all do our part to ensure that we make a good impression on visitors who drive through our neighborhood. We can show them that homeowners in Northridge care about their community.

In addition, it is much less costly to maintain than to repair or replace. Check out your home’s exterior. Does it need a new coat of paint? Are fences in good condition? Replacing paint is one cost, replacing wood and repainting is much more.

As spring approaches, this is good time to think about “spring cleaning” the exterior of your home. Are gutters clean and free of blockage? Is your exterior vegetation in good health and neatly trimmed? You will enjoy your home more when you know that it is maintained and looks great. Plus, your neighbors will thank you for it!

Tanya Ashley
Association Manager



Grayhawk Wal-Mart Committee Recommendation

As a result of multiple meetings we have concluded that our best interest resides in working with the City of Frisco and Wal-Mart to make sure that our best interests are served while aiding the city in obtaining a substantial new source of tax revenue. In order for us to work with the city we have come up with a list of demands to present to the city and the developer to fulfill or we will fight the development. We must do this as a community and make all efforts to be as public as possible if it comes down to fighting the development.

Demands for the City of Frisco.

- Feeder streets to the community must be closed permanently!
- To offset the negative impact of the Wal-Mart the city park in our borders must be accelerated to be completed in the same time frame as the Wal-Mart.

Demands for the developer.

Landscaping

- Border between development and homes needs to be a combination of earth berm and additional 6 foot fence on top of berm.
- Minimum height of trees not be shorter than 20 feet
- Internal green belts in the parking area.

Design/Façade

- Basically identical to the Lake Forest Location
- Shorter down lights as at Lake Forest location
- No cinder block we want all brick and stone façade as was used at the Lake Forest location.
- Multi-color garden center roof. (Green and white like the Lake Forest location)
- No backlit signs
- No rear drainage ditch as this will accumulate trash and debris.
- No metal cart carrols we want cement curb style carrols
- More carrols in parking lot to keep carts from being abandoned.
- Trash bins located in parking lot.
- Location of recycling materials, should be enclosed and hidden from view

General

- Periodic meetings with the store manager to help address any issues and form relationship.
- More police presence to keep crime down in the later hours.



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