

Northridge News

From the Social Committee...



The Northridge Community Garage Sale held in April was a large success. There were 30 homes participating this year and lots of traffic through the neighborhood. We also received a great deal of positive feedback on the arrangements made for unsold items to be picked up for charitable donation if desired. Thank-you to Michelle Scott for arranging that!

Our Northridge Spring Pool Party and Cookout was held on May 14th. We had fantastic weather this year and a good turnout. Thanks to all of those who helped with the set-up and clean-up for this event.

June brought the distribution of our new neighborhood directories. If you are new to the neighborhood and have not yet received one (or have lived here several months but I have never been able to catch you at home -- there are a couple of you), please give me a call and I'll bring one by your house. You will just need to fill out a directory info sheet for the HOA, if you have not already done this, before we can leave a copy with you. We already have numerous new homeowners in the subdivision and hope to get a page of directory updates & additions together and distributed soon.

Now that school is starting and fall is quickly descending upon us, it is time to get busy planning activities for the next year. Events and ongoing activities that the HOA has sponsored in the past include Pool Parties & Cookouts, a Fall Festival, a Family Holiday Party, Bunco groups, Community Garage Sales, Play Groups, and

Neighborhood Night Out. There are many other activities that could be held such as egg hunts, a 4th of July children's parade, small block parties or dessert gatherings, book clubs, card groups, walking/exercising partners, etc. If you would be interested in helping with the set-up or organization of any of these activities, or have ideas for others, please contact me ASAP. I know that several people have commented in passing to give you a call if I need help. Now is the time to remind me! I will be setting a date for a Social Committee meeting soon after this newsletter is distributed and we would like to get more people involved. If we can get individuals to commit to helping with one activity a year, we will be able to accomplish many things!

Our committee is here to help you feel connected to your neighbors and at home in Northridge. If you have any questions about our community or any events, please contact me by phone (972-712-2342) or email (pdringgenberg@comcast.net).

DeAnn Ringgenberg,
Social Committee Chairperson

GREETINGS FROM THE SAFETY COMMITTEE.

There are a few safety issues in our neighborhood that I need to address. First, as mentioned last Spring at our HOA meeting, I am looking for volunteers (at least 2 - 3) from each street for our Neighborhood Watch program. The Frisco police department will meet with the volunteers once we have significant neighborhood participation. I know that last Spring I had some interest at the HOA meeting, but the list of names has been lost, so please contact me at 972-668-0395 if you are interested in participating. I have also been asked to remind neighbors that Monday is trash pick-up day, which means that our trash cans need to be moved away from the alleys as soon as possible after pick-up, to allow clear alley access. Garbage cans blocking alleys have become a safety issue for some of our neighbors. Also, the city does not pick up trash that falls when being emptied out of the cans. If broken bottles and trash are in your alleys, please take a few minutes to clean up (even if the trash was not yours, I do it all the time) and our alleys will remain clear

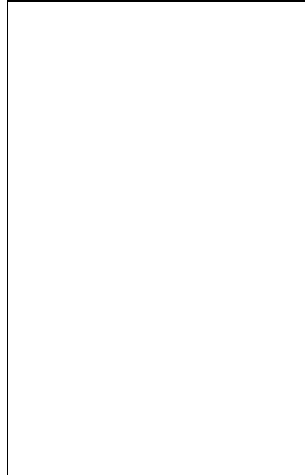
and safe.

Lastly, permanent parking on streets has become a huge safety issue. I realize that there are times when we all have to park on the street, however, city ordinances state that all streets need to be easily navigational for Fire and EMS vehicles, as well as residentially used vehicles. Barret Drive in particular is very hard to navigate and I recently was informed that an EMS vehicle responding to a call in Northridge was unable to get through on Barret Drive and had to find an alternate route when clear passage was impossible due to parked cars. Please, when parking on the streets, keep in mind that the street has to be navigational.

Thanks in advance for your cooperation.

Lynn Meyers

What's Inside This Issue



Hello Northridge Neighbors!

We are now in the heat of summer and the neighborhood looks better and better each year. As we welcome our new neighbors into our community, it is great to see our subdivision taking shape and for those who have been around a few years, your yards are really getting mature. Special thanks to those of you who continuously show your pride in our community by ensuring that your yards look great. Taking pride in your landscaping helps to protect your investment as well as that of all the homeowners.

Fortunately, we have all chosen to live in a community with a strong HOA. Our landscaping committee has close to 10 committed homeowners that commit their personal time each month for just a few hours in judging for your yard of the month. If you see a group of people walking the streets of Northridge the first week of each month, please go out and meet them. Each judge uses a scoring sheet to evaluate the yards. That sheet was sent out to each homeowner in our last newsletter and was also handed out to everyone at our yearly meeting. If you would like a copy of the criteria, please do not hesitate to send me an email.

We wanted to give each of you some helpful tips on your yards in this newsletter. First of all, please take a look at the covenants, conditions and restrictions that are given to us when we purchase our homes. Many of you, like me, received this at closing and because that is such a busy time, may have not reviewed what is expected from each homeowner. As a reminder, all changes to your front and side landscaping have to be approved through our architectural review committee. This includes permanent landscaping edging and lighting. The landscaping restrictions are outlined on pages 24-28.



Here are some water wise tips to remember.

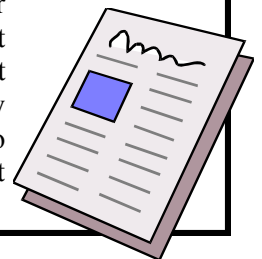
- ▶ Plant native, drought tolerant plants, trees and shrubs in your yard
- ▶ Reduce the amount of turf in your lawn by increasing bedding areas.
- ▶ Keep your sprinkler systems well maintained to ensure you are watering your yard and not the concrete.
- ▶ Consider installing a rain/freeze sensor on your system.
- ▶ Run your sprinkler system in the manual mode instead of using the automatic timer.
- ▶ Mulch plants with roll-type or organic mulch, or both.
- ▶ When possible, use soaker hoses turned upside-down, rather than spraying water into the air.
- ▶ Do not fertilize during periods of mid-summer curtailments. Rampant growth requires more water.

Crape Myrtle Tips for the summer!

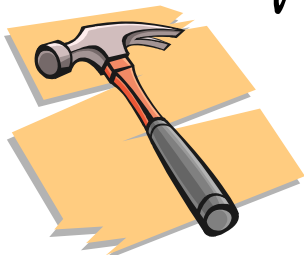
- ▶ Pruning crape myrtles should be confined to removing damaged branches. You do not have to prune off old seed heads to get additional flower production. New shoots will quickly grow around them.
- ▶ Fertilizer applied in late summer or into the fall can stimulate soft new growth that could be damaged by the first freeze. Be careful how you fertilize turf and other shrubs and groundcovers from late summer on. Try to keep it away from your crape myrtles.
- ▶ Mulch is a good thing, but don't apply more than 3 inches. More than 3 inches could decrease plant growth as it ties up moisture and even nutrients.
- ▶ Careful of using your trimmer as if it hits the bark, it could severely damage the tree.
- ▶ If you have sprouts that continue to grow out from the trunk of your tree, snap them off while they're still short and brittle. If you can pop them out with your hands they are not as likely to come back.

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Remember to read and then re-read your HOA Covenants throughout the year so as to remember what you are responsible for as a homeowner in Northridge. There might be a few restrictions that you do not know about. Also bear in mind that a few of the restrictions are not set by the HOA, but by the laws and ordinances of the City of Frisco and the State of Texas, i.e. No alcohol or food of any kind at the pool, speed limits, allowing 24" of space on every road to permit emergency vehicles to pass, etc. It is always a good idea to maintain a general knowledge of these ordinances to ensure that the safety, value and general well-being of your neighborhood is upheld.



A reminder from the Architectural Committee...



As residents continue to make improvements to their homes, please make sure that all improvements are submitted to the Architectural Review Committee. This is important so that we keep the neighborhood looking clean and upscale. This will help preserve home values and overall beauty of the subdivision. Please note that any improvement, however big or small, should be submitted prior to work starting. If an improvement has all ready been completed without a review, we ask that a request for review is submitted so that it can be put on the record. Keep up the good work and help keep Northridge beautiful.

Mark Martin
Chairman, Architectural Com-

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Here are some frequently asked questions to landscapers in North Texas.

Q- How should I deal with extreme heat?

A- Water your plants deeply and regularly. Keep water off foliage any time the sun is shining to prevent sunscald. Mulch your plants deeply to lessen the soil-to-air contact, and, in the process, to conserve valuable soil moisture.

Q- What mowing height is best for my grass?

A- Common Bermuda should be kept at 1-1/4 to 1-1/2 inches. Hybrid Bermudas will be shorter depending on the variety. St. Augustine should be kept at 2 to 2 1/2 inches.

Q- How often should I mow the grass?

A- 4-5 day intervals while it is growing it are fastest. Letting the grass grow taller weakens it.

Q- How do you eliminate crabgrass and grass burs from the yard?

A- Use a pre-emergent weed killer in the early spring and in the early summer.

Here is a great web site to go onto to learn more about landscaping

and the needs in N. Texas. You can sign on for email newsletters alerting you to when to apply products to your yard. www.neilsperry.com

We are always looking for more homeowners to walk the community monthly in judging for the yard of the month. It only takes about 2 hours and at the end of the judging one of the homeowners hosts a social at their home. It is a great deal of fun with some great neighbors. Please feel free to email me if you are interested. The best way to protect your investment of your home is to be aware of what is going on in our community and the surrounding area. Knowing more of your neighbors and being part of an HOA committee is a way to ensure that you have a say and you are giving back to the community. We need your help.



Winners of the Yard of the Month receive the sign for their yard and are given a free meal at Romano's Macaroni Grill which is donated by a homeowner monthly at no cost to your HOA. Be on the lookout for our "judging next week" signs so you can show your pride and ownership in your home. Best wishes for a great fall season to everyone!

NORTHRIDGE NEIGHBORHOOD NEWS FAST & FURIOUS

SUBMITTED BY: **Brian Connell**

City of Frisco Water Restrictions:

Please conserve water!! The City of Frisco is under severe water restrictions until Sept 30th, 2005. With so many new people moving to Frisco, water consumption is off the charts. Two of the three above ground water towers in Frisco empty out and are bone dry every night between 11PM and 8AM because too many people are watering when they are not supposed to. Please get your sprinkler systems checked. If you do not know how, ask a neighbor or call the City of Frisco. They will help you for free. I know, because some of you have told me you've received them, the City of Frisco is giving out warnings for now when they catch you watering when you shouldn't. City of Frisco Ordinances call for tickets of \$200 to \$2000 for repeat offenders to the water restrictions. http://www.friscotexas.gov/publicworks/pdf/05_05_40.pdf Watering is banned every day of the week between the hours of 5:00A.M. and 8:00A.M., and between 10:00 A.M. and 6:00 P.M.
Monday and Thursdays: Only businesses. (HOA's count as businesses)
Tuesday and Saturdays: Watering only allowed (see times above) for homes whose

house number has an **even number** at the end. (ex. 2272 Barret Rd.)

Wednesdays and Sundays: Watering only allowed (see times above) for homes whose house number has an **odd number** at the end. (ex. 2273 Brazos Rd.) <http://www.friscotexas.gov/publicworks/restrictions.html>

Anything and anything you'd ever want to know about water including when the towers are dry, etc. can be reached through the City of Frisco websites listed above.

To ask for assistance from the City of Frisco or to report a water violation, please call **Jody Purvis, Water Education Coordinator at 972-335-5555**

Parks Information:

The City of Frisco manages 21 park sites totaling 273 acres. The city also owns more than 554 acres of undeveloped land, which will be planned and constructed in the near future.

Falcon Fields Neighborhood Park-

Situated on the currently undeveloped 10 acre parcel of land between Boals Elementary on the North, Christy Ranch on the

East, NorthRidge on the South and Grayhawk on the West. Designed as a community park for Grayhawk, NorthRidge and Christy Ranch sub-divisions. Construction to begin Dec.'05 or Jan'06 and be completed by July '06. Price tag \$800,000. The City of Frisco held its first open planning meeting on July 28th with homeowners from Grayhawk and NorthRidge where preliminary designs were discussed and feedback given. The second round of meetings to review more intricate finite designs should be by Mid-Sept. 2005 to incorporate the wants and needs voiced by our neighbors. Look for emails or flyers announcing the next meetings. THIS is the one park you will get significant opportunity to reflect what we would want in our neighborhood park. See the City of Frisco Parks & Trails website for more on the comprehensive parks plans http://www.ci.frisco.tx.us/parks_rec/parks_trails.html See Fairways Greens Park just across El Dorado in the El Dorado Fairways neighborhood as an example of a recently completed park by the City of Frisco.

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Road Updates: As we all know, with the enormous growth of Frisco comes the need for roads and more roads. And that means construction and construction delays for traffic.

Legacy Dr.: Legacy Dr. is now open as a North-South corridor road from El Dorado all the way through Frisco to Hwy 121. In fact, you could get on Legacy at El Dorado and drive on it all the way through Frisco, through Plano and end up at Hwy 75/North Central Parkway in Allen!

El Dorado/FM 2934: The bridge across the railroad tracks just East of the Dallas North Parkway is now open to traffic. So getting to and from Preston Rd. has gotten much faster and easier. Also, El Dorado/FM 2934 has opened a whole new stretch from just East of Preston Rd. to Coit with sections all the way to Custer opening very soon.

El Dorado/FM 423 between Hwy 423 and Dallas North Tollway (DNT): Now for what will impact us the most. Here is what little is public knowledge...this is a road under Texas Dept of Transportation (TXDOT) control. They have not officially requested bids to complete construction on this stretch of El Dorado or on the Hwy 423 project between Hwy 121 & Hwy 380. We do know that TXDOT has plans to construct a 6 lane (4 paid by TXDOT and 2 paid for by City of Frisco) road between Hwy 423 and DNT. These six lanes will be separated by medians – 3 ft concrete sections where turn-ins are needed and as much as 16ft landscaped sections along the way. The construction is expected to include digging water drainage pipes underground and get as close as 30 ft to subdivision property

lines. That's subdivision lines, not 30 ft to your home property lines. Construction on El Dorado is slated to begin in Jan'06 at the intersection of Hwy 423 & El Dorado so that area will be completed before the Wal-Mart would start any construction on their new facility at Hwy 423 /El Dorado behind Grayhawk. Keep an eye on your emails for updates on issues surrounding the road construction projects.

NorthRidge HOA website:

Currently, it has been decided that an HOA supported (paid for and maintained using HOA funds) website is needed. A number of homeowners have been asked to review a selection of websites of other Frisco HOA's and provide feedback. A selection process for choosing a vendor and designs will start in Sept. '05. If you'd like to get involved, go to this link http://www.ci.frisco.tx.us/planning_dev/zoning/homeowners_associations.html

Look at the other HOA websites listed and give us feedback about which site you liked and what you would like to see your NorthRidge Neighborhood website to be when completed.

NorthRidge HOA transfer from Developer Control to NorthRidge Homeowner control:

It is expected that control of the HOA budgets and decision-making could happen at the end of 2005 or early 2006. There are formal processes (governed by City of Frisco Ordinances) that must take place before control can be ceded to the homeowners from the developer. The Biggest issue before exchange of control is that the number of individuals involved in the HOA process (ie. Committees, etc) has to increase substantially. It will be far easier for all of us to share the load of

organizing, leading and running the HOA to provide the greatest benefit to every NorthRidge homeowner/family than to leave the burden to just a few.

It is currently planned to hold a NorthRidge Homeowners meeting in late Sept. Keep an eye open for flyers and emails. Please get involved.

Editorial comment:

NorthRidge has established a reputation in Frisco as having a very tight knit, actively involved neighborhood. We almost never refer to ourselves as a subdivision and that is important to maintaining a neighborhood where everyone feels safe, looks out for one another, is there to lend a hand and genuinely in developing a community feeling that is missing in so many other areas of North Texas. We all have at least one thing in common...we are all relatively new to NorthRidge. And that makes for so many new opportunities to make lifelong friends. But, it all starts with each one of us taking the time and making the effort in our busy lives to meet, greet and know our neighbors. Whether newly married couples (as my wife and I were when we first moved to Northridge), or growing families with kids (as my wife and I find ourselves now with two small kids), or Seniors who have moved into the neighborhood to be near grandkids or for the relative peace and quiet away from the busy city; this neighborhood provides a terrific tapestry of individuals necessary to build a wonderful neighborhood we all can be proud to call home. None of us are perfect neighbors, but collectively we are the best neighborhood in Frisco. How do I know? You moved here, didn't you?!!

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NORTHRIDGE HOMEOWNERS ASSOCIATION, INC.

c/o Premier Communities Management Company

2711 North Haskell, Suite 2650

Dallas, TX 75204

From the Pool Committee:

We are glad to see that so many homeowners are enjoying our neighborhood pool this season. The pool is open from 9 a.m. – 9 p.m. daily. Please keep in mind that these hours are set for the safety of those using the pool and to be respectful of those living near the pool.

It has been brought to our attention that we have several pool rules that are not being followed. The complete list of rules is posted on a green sign at the east end of the pool enclosure. You should also have received a copy of them by mail from Premier Communities last April, if you were a resident at that time. Please take time to review these rules and make sure that you are in compliance. Remember, not all of these rules are simply from the HOA, but some are the result of city or state ordinances.

The most common problems we seem to be having are listed below:

- There have been loud groups of people at the pool until late at night. Pool hours are 9 a.m. – 9 p.m.
- Unattended teenagers. Unless the teens are at least 16 years of age, they are to have an adult present with them. Many times, there have been groups of young teens where only one is a resident in the neighborhood.
- There should be no drinking, eating, or smoking while actually in the pool.
- Animals are not allowed in the pool or in the enclosure area. Dogs should not be allowed to go for a swim at any time.

Please remember that the pool area is for the benefit and enjoyment of all the homeowners in Northridge. Let's work together to keep the area clean and safe for all of our neighbors.

We hope that you will enjoy the use of the pool for the remainder of the season. The pool will be closed for the season beginning September 26th.

