

October 2012

High Notes

High Point Ranch Property Owners Association

National Night Out is October 6 at HPR Park

National Night Out will be from 3 - 6pm on October 6th at the High Point Ranch Park. There will be a McLendon-Chisholm fire truck and a Rockwall County Sheriff at the park. There will be a bounce house, snow cones, hamburgers and hot dogs. Please plan to attend! Last year was a lot of fun, and we had quite a few families show up.

Calendar for HPR:

- National Night Out
October 6 from 3-6pm
- Fall Garage Sale Nov 9
& 10, rain out Nov 16 &
17
- Cocoa with Santa
December 15



Fall Garage Sale

The semi-annual fall garage sale will be November 9th and 10th, with a rain out date of November 16th and 17th.

We have HPR Community Garage Sales twice a year in the spring and the fall.

We will create maps of the addresses that are having the garage sales so that you can pass them out to people who attend your sale. Also, you can post signs with an arrow pointing to your sale so that people can find your sale easier. But you must pick up your sign after the sale is over.



Santa Claus at HPR Park

Santa has sent a message straight from the North Pole to announce to the Home Owner's Association that he will be arriving at the park on December 15. Hot chocolate will be served and pictures taken, then he will have to return to Mrs. Claus and the elves because of all the work that still needs to be done before Christmas.

Please remember to have your letters ready for Santa Claus to carry back to all the elves at the North Pole.



Message from the HPR BOD President

Here we are moving into the fourth quarter of 2012 and the annual meeting is right around the corner. It has been an interesting three years as a board member. Here is what has transpired and a recap of the last 3 years:

The board made a major move with a new management company. In turn it has financially been a good move.

Our communication committee became more involved and we have had excellent newsletters and our web-site is one of the best in the industry, and we have regular communication on the entrance signs.

The board continued to create new committees and get more of our members involved and now have a number of excellent committees moving forward each and every month.

The board was faced with learning about the new 82nd Texas Legislation Rules that went into effect January 1, 2012. In doing so we had to revise some of our ACC applications and introduce a number of new applications.

The board has been working on the community park. We had electricity installed, as well as a new fence; hoping to keep the vehicle traffic out of the park. We have added dirt donated by members to fill in the ruts that have been left behind from vehicles driving through the park over the past ten years. Several times over the past years; we have had all of the trees at the park trimmed up making it more usable for our members and their children.

We have improved the front entryways by having all of the lighting fixed as well as trimming all the trees and improving the landscaping. We are currently looking at the final drafts in hopes that we can have both entrances re-done before the year end.

I want to take this time in giving credit where it is due. I have enjoyed working with each and every board member over the past 3 years. Everyone has put in timeless hours working for the community with the intent to make it a more desirable place to live and keeping up the community property values. From our past President Brian Andrews, Secretary/Treasurer; Deleigh Kemp, to your current Vice President; Tracy Rosalies and Dave Turner; Secretary/Treasurer; I thank all of you for all of your hard work and dedication to our community. To each of the committee members who have taken their time to get involved and help the board in many different areas; I thank you.

High Point Ranch needs more members to get involved with the community so that we all can look forward to keeping our property values up and making our community one of the nicest ones in Rockwall County.

Nominations are being sought out for a new board member as of January 2013. I would ask that any member that would like to be associated with a board of high standards and that will have the commitment towards your association to please step up and get involved. If interested; you can go on the HPR web-site and sign up as a nominee.

It has been a pleasure and honor to represent High Point Ranch as a board member for the past three years and I thank you for the opportunity to have done so.

Sincerely,

Keith Stalcup

Lot Mowing Questions and Enforcement/Fining Policy

Lot Mowing Questions Answered -

From the HPR Board of Directors

The following is in response to questions from Property Owners concerning the mowing of empty lots:

Key points of clarification and explanation for lot mowing are:

- There are no "Preferred" or "Approved" vendors. A list of available vendors who serve HPR is maintained on the web site as a courtesy to homeowners only.
- This year has been wetter than the past few years, resulting in requiring more frequent mowing than in recent years to keep the lots neat and attractive.
- The responsibility for keeping the property neat and attractive is always the property owner and not a vendor.
- The Governing Document requirement (section 3.22) is for the lot to be kept ". . .neat and attractive. ." As a practical enforcement guideline, the general rule is that grass on empty lots should be kept below 12 inches tall.

The Enforcement/ Fining Policy, based upon periodic inspections by Real Manage, in summary is:

Upon the first observation of a violation, a Courtesy Notice will be sent to the Property Owner.

If the violation is not been corrected in two weeks, a second notice (a Pre-Fine Notice) will be sent via certified mail.

If the violation is a repeat from within the prior six months, then a Courtesy Notice is not sent and the property owner will receive a Pre-Fine Notice.

The Property Owner has 30 days to either correct the violation or request an appeal hearing with the BOD.

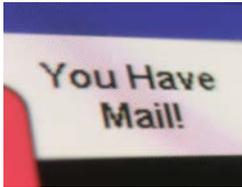
If the Property Owner has not corrected the violation nor requested a hearing within 30 days they will be notified via certified mail, fined and their lot will be force mowed. The enforcement expenses, including mowing, will be charged to the property owner in addition to the fine.

Since January 1, 2012, there have been law changes with specific requirements. These requirements have been incorporated into HPR's Fining Policy and are reflected in the above summary.

The full fining policy can be found on the web site. www.myhighpointranch.org



RealManage Resident Portal for HPR Residents



If you receive one notice at one email address at your home from RealManage, you can change that! Just go to www.realmanage.com, select Resident Portal, and register, or login if you are already established online. From the left hand menu, you can select Account Information and you can update your email addresses. To add additional email addresses to your account, simply separate the email addresses with a semi-colon. If you haven't already registered, this is your opportunity to get access to the RealManage Resident Portal for information and to report violations and view your account information.

Also, you can Report a Violation. Click on "Report a Violation" and it will give you the "Violation Category", and then click on the category, and it will give you a violation sub-category. To the right, it lists the contract text information of the category. You can fill in the description of the problem, and once you submit it, you will receive a confirmation from RealManage that you submitted a violation.

Boot Camp for Ladies!



I am considering teaching an Outdoor Ladies Bootcamp in September in High Point Ranch. It would begin after Labor day and will be for all levels of fitness. Depending on interest, I am considering weekday evenings from 7-8pm, and possibly Saturday mornings. Please email me at smoreno_9097@yahoo.com or call me at 972-322-9430 so I can gauge the interest and possible participation if this is for you.

Nomination Committee

The Board needs volunteers for the 2013 Board Member Nomination Committee. If you are interested in the neighborhood's leadership, this is an excellent short term service position, requiring your efforts for only one month or so, vetting candidates to run for the office of Board Member. Participants in the Nomination Committee are not eligible to run for the 2013 Board position.

Along those same lines, if you are considering running for the Board position in 2013, feel free to submit your name to the Board and we will put the Nomination Committee in contact with you once formed. Thank you for your thoughtful consideration.

You can contact us at board@myhighpointranch.org



July 2012 Yard of the Month

439 Dove Landing



August 2012 Yard of the Month

791 Horseshoe Bend



September 2012 Yard of the Month

309 Lost Spur



Congratulations!!!



David and Nicole Watson's son Tyler has just started the Art Institute of Dallas & is pursuing a Bachelors of Fine Arts in Media Arts & Animation.



And their youngest son, Reid, started kindergarten at Springer Elementary!

Wedding Congratulations!!!



Kathy and Kevan Jones, of Dry Well Court, celebrated the marriage of their daughter, Laura, to Josh Sadler on August 25th. The couple honeymooned in Italy.

Grandchildren!!!

Keith Stalcup's granddaughters are posing for this picture in Royse City. Laynee Jayroe is the oldest at 6 years of age and she is a cheerleader for the Bulldogs in Royse City.

Emmree Jayroe is 3 years of age.





Advertisements for the Newsletter! Twenty-five percent goes to McLendon-Chisholm Volunteer Fire Department annually. The remainder of the money goes to Special Events, such as Easter at the Park, National Night Out at the Park, and Santa Claus at the Park. These are children centered events, and we know how excited the children can be when they have something fun to attend! So if you want to advertise, or know of someone else who wants to advertise, please have them contact

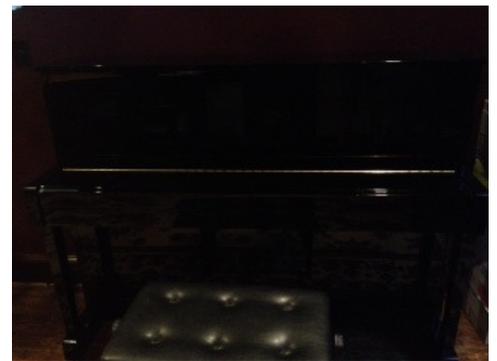
newsletter@myhighpointtranch.org

	Property Owners Rate per quarter	External Company Rate per quarter
Business card ad	\$ 25	\$ 35
½ page ad	\$100	\$135
Full page ad	\$175	\$225

Piano for Sale

Sherri Moreno of HPR has a Kawai CX5H upright piano in excellent condition. The bench is included. She purchased it new in 2000 and is asking \$1800 for it. Her phone number is 972-322-9430 or email is

smoreno_9097@yahoo.com



HPR Residents Advertise on this page!!!

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Substantial pet sitting discounts for HPR residents!!!

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High Point Ranch Property Owners Association

RealManage

PO Box 803555

Dallas, Texas 75380

Customer Service: 1-866-4-RealService
(866-473-2573)

RealManage cars are marked and can be identified when they are making patrols of High Point Ranch.

If you haven't logged into RealManage yet, be sure to do so to update your personal information such as email address, home phone, and cell phone numbers.

Log into www.realmanage.com and go to the Resident Portal. You can see your account information, and you can contact them if you would like to report a problem with a homeowner's site. If you have trouble logging into RealManage, call Customer Service at 1-866-473-2573 and they can help you get logged in.

Future Newsletter Articles

The HPR Newsletter is published quarterly. We would love to have information about your children who are starting school, finishing school, starting college, joined the military, are getting married, etc. If you have an anniversary coming up, we would love to publish that for you! If you have an interest in the community; fun photos; a new book group, poker group, or walking group that you would like to begin, just email your information to newsletter@myhighpointranch.org and we will get it in the next newsletter! The deadline for the next newsletter is November 30.

Send us your photos for the next High Notes Newsletter! This could be a family photo in front of your home; picnic at the park or lake, wildlife areas; anything you think would be an asset as the feature photos in the Newsletter and also on the HPR website.

Photos are to be submitted to: newsletter@myhighpointranch.org

Committee Openings

Have experience in architectural design, construction, building, or records retention? How about a healthy interest? The board is accepting volunteers to serve in an Alternate Position in support of the **Architectural Control Committee**. This is a great way to test the waters and see if this Committee is a good fit for your volunteer hours. Please contact vicepresident@myhighpointranch.org if you are interested in learning how new home and improvement applications are reviewed in consideration of the governing documents (DCCR) and the process in which approval is extended.

Calling all friendly faces for our **"Welcome Home" Committee** – due to a job transfer, HPR POA is losing our wonderful Welcome Home leader and so we find ourselves looking for more neighbor volunteers to supplement this new committee. What does Welcome Home do? This committee receives a listing once monthly of new property purchases in the neighborhood, they assess which properties have homes that will be occupied, and they schedule a time to meet and greet the new families in which they share a welcome basket and regional information to assist the family as it plugs into the area. Sounds like a great way to get out and meet new neighbors and show our Texas hospitality. If you are interested, please email vicepresident@myhighpointranch.org

The **Communications Committee** is looking for a volunteer to update the entrance signs as the need arises. Please email vicepresident@myhighpoint.org
