

**January 2014**

# High Notes

## *High Point Ranch Property Owners Association*

### **Yearly High Point Ranch Meeting**

The yearly High Point Ranch Homeowner's Association Meeting will be held January 18, 2014 at Rockwall High School Auditorium. It is located at 901 Yellow Jacket Lane, Rockwall, TX.

Please join us at the meeting. Information about the community, finances of HPR HOA, committees within HOA, questions for the Board, and the nomination of a Board member will be conducted. If you are new to HPR, please make sure you come to the meeting. It's a great way to get to know your neighbors, the board members, and the RealManage administrators.



### **Volunteers Needed**

At the yearly meeting, we will be seeking volunteers for the various committees within HPR. We need a committee chairperson for Neighborhood Watch. We also need someone to chair the Special Events Committee. The job of Special Events is to put together the yearly National Night Out at the park, organize the two garage sales within the community, hold Easter egg hunts at the park, have Santa Claus at the park, and anything else that the community would like to see accomplished within HPR.

It also would be nice to find a work projects owner for handling small projects like scheduling vendors to fix: fallen fence posts, landscape lighting issues, litter control, stray animals resolution, and all kinds of small stuff that eats up a lot of the time of the BOD members.

If you would like to volunteer for any of the committees, please feel free to send an email to:

[board@myhighpointranch.org](mailto:board@myhighpointranch.org) or you can volunteer at the yearly meeting.

## Landscape Watering

Lake Lavon is currently at 12.21 feet below normal. One year ago, it was at 9.44 feet below normal. Texas is currently in a 3 year drought, and the water levels in our lakes have not been rising for many months. We are currently in a Stage 3 winter water restriction.

This was pulled from the Royse City website. [www.roysecity.com](http://www.roysecity.com)

### **New Stage 3 Water Restrictions**

**Effective November 15 thru March 31st**

### **Allowed Landscape Water Days**

- Citizens with **even addresses** water 1st and 3rd **Tuesday**
- Citizens with **odd addresses** water 2nd and 4th **Thursday**
- **NO WATERING BETWEEN 10 A.M. AND 6 P.M.**
- **Use of soaker or hand held hoses for watering foundations, trees, and new landscaping for up to 2 hours per day.**
- **Public athletic fields used for competition may be watered twice per week.**
- **Golf course greens and tee boxes can be watered without restrictions.**
- **Registered and properly operating ET/Smart irrigation and drip systems may also be used without restrictions.**
- **You can operate ornamental fountains if treated water is used.**
- **Hydroseeding, hydromulching & sprigging is allowed.**
- **Existing swimming pools can be replenished to maintain operational levels only. No draining or refilling is allowed.**

**These restrictions are still in place:**

- **No hosing of paved areas, buildings, or windows but pressure washing of impervious surfaces is allowed.**
  - **No washing or rinsing of vehicles by hose except with a hose-end cutoff nozzle.**
  - **No use of water in such a manner as to allow runoff or other waste.**
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## Architectural Control Committee

1. The ACC is comprised of 3 of your neighbors who volunteer their time.
2. Contact the ACC at: [acc@myhighpointranch.org](mailto:acc@myhighpointranch.org)  
Items sent to this e-mail address are re-directed to the e-mails of each member of the ACC and the management company.  
Make sure any response to the ACC includes the e-mail address: [acc@myhighpointranch.org](mailto:acc@myhighpointranch.org) to copy all ACC members, not just the ACC responder.
3. Things you can do to speed up the ACC review process:
  - a. If you use e-mail, reference your address in the subject line of the e-mail. It makes it a lot easier for the 3 volunteers to track.
  - b. Use the Applications provided on the HPR website: [www.myhighpointranch.org](http://www.myhighpointranch.org) – go to Association Documents, go to ACC. **(Signatures from your neighbors are no longer required)**
  - c. Provide all pages of the application, **even the last page for the ACC response.**
  - d. **Provide all items requested** in the application. We can't complete our review until all items are received.
  - e. If you use e-mail, provide attachments in PDF format, if at all possible.
4. The ACC cannot approve anything unless we know what it will look like, what materials are to be used, the size/dimensions, and location on the Lot. **Photos and/or drawings are necessary;** a description is not sufficient.
5. Things to be reviewed and approved by the ACC:
  - a. Buildings and all improvements, including but not limited to covers, outdoor kitchens, fences, gates, pools, arbors, concrete flatwork, etc.
  - b. Changes or modifications to appearance of buildings and all improvements
  - c. Temporary structures for 4H or FFA
  - d. Site work, including ponds, berms, mounded landscape beds.
6. Things that do not need to be submitted to the ACC:
  - a. Plants, Trees, Shrubs
  - b. Filling in low spots to correct drainage
7. Please don't assume that examples of existing items in the neighborhood will be approved by the ACC. There are many things that were previously approved, but will no longer be approved. For example:
  - a. The appearance of the completed item did not meet the expectations of the approved application.
  - b. The approved item has not been maintained as approved
  - c. The item is no longer approved due to changes in the Minimum Construction Standards  
(Most notably: outbuildings).
8. The ACC can provide information to and answer questions from current owners, realtors, builders, contractors, and prospective buyers.
9. The role of the ACC is to review and approve or decline applications and confirm compliance with approved applications. Enforcement is the responsibility of the Board of Directors and the Management company.

Please feel free to contact the ACC with any questions!

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## Seaway Pipeline

We have all noticed the activity along FM548, the trucks, the pipes, digging on HPR property, and Tate's ranch. This is all part of the Seaway Pipeline project, which will become active in mid-2014. Here is the pipeline website: <http://www.seawaypipeline.com/>. Keep in mind there is already a pipeline running through the HPR lots, and the company is adding an additional 30" pipeline for more capacity.

The current 30" pipeline has been in existence since 1976. This is not new to HPR. It was here many years before HPR existed.

Taken directly from the Seaway Pipeline website:

"Seaway Crude Pipeline Company LLC (Seaway) is a 50/50 joint venture between Enterprise Products Partners L.P., the operator, and Enbridge Inc., which purchased its ownership interest from ConocoPhillips on November 16, 2011. The Seaway system includes a 500-mile, 30-inch diameter pipeline between Cushing, Oklahoma and the Freeport, Texas area, and a terminal and distribution crude oil network originating in Texas City, Texas that serves all of the refineries in the Greater Houston area.

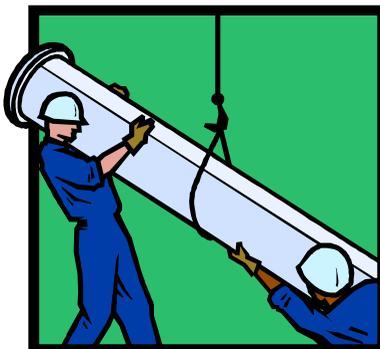
On May 17, 2012 Enterprise and Enbridge completed a project to reverse the flow direction of the Seaway Pipeline, allowing it to transport crude oil from the bottlenecked Cushing, Oklahoma hub to the vast refinery complex along the Gulf Coast near Houston. The first volumes arrived at the Jones Creek terminal, just north of Freeport, on June 6, 2012. In reversed service the line has a capacity of 150,000 barrels per day (BPD). Following pump station additions and modifications, which were completed in January 2013, the capacity of the reversed Seaway Pipeline increased to approximately 400,000 BPD of crude oil.

During a binding open commitment period held January 4, 2012 to February 10, 2012, shippers executed long-term, crude oil transportation agreements that provided the support necessary to move forward with construction of a loop (twin) of the Seaway Pipeline. The new pipeline, which is designed to parallel the existing right-of-way from Cushing to the Gulf Coast, is expected to more than double Seaway's capacity to 850,000 BPD following completion, which is expected during the first half of 2014."

Here are 2 additional websites that can be accessed for more information about the pipeline:

<http://www.rbnenergy.com/seaway-reversal-expansion-project-on-schedule-for-mid-2014>

<http://www.stopseawaypipeline.com/tools/how-close>



## Watch Out When Answering Your Door

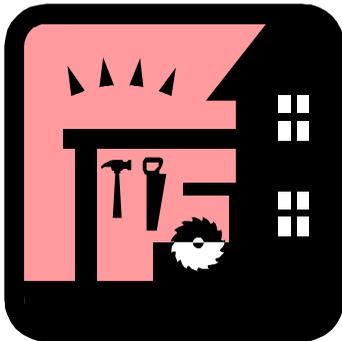
Over the last few months, there have been a few individuals going door to door, and asking for help, or asking about how many people live at the house, if the people work outside the home, etc. One of the reasons that we have a Neighborhood Watch Committee is to help us avoid burglars and trespassers. According to the sheriffs who visited with the Neighborhood Watch group here in HPR, we should answer the door, to let the people know that someone is actually home. Of course, if it is after dark, and you don't want to answer the door, you can yell through the door to ask the people what they need, and then determine whether you want to open the door.

### Remember to always be vigilant!

If you believe that the person is suspicious, you can call the sheriffs office. The phone number is 972-204-7001 for non-emergency, and there is 911 for an emergency situation.

Remember to keep your garage doors closed. Open garage doors invite thieves. It doesn't happen often in HPR, so let's try to keep it that way! And leaving your car outside overnight, with garage door openers inside the car can invite thieves to steal your garage door opener, and when gone during the day, the thieves can open your garage door, and break into the home and take items.

Also, if you see someone walking around the neighborhood, or going door to door, and they don't appear to have a vehicle, call the sheriff! It never hurts to keep an eye out!



## Congratulations!



Regan Watson with her National Junior Honor Society certificate. Her father David, and her brother Reid, are to Nicole's right.



Regan with her High Point Champion buckle.

Regan Watson was inducted into the National Junior Honor Society in October. It is based on Scholarship, Leadership, Service, Character & Citizenship.

Regan also won High Point Champion for the year at The Morgan Horse Club show for the year. She had the highest points totaled for the year of all the shows together.

Regan is the daughter of David and Nicole Watson and they live on Branding Iron Ct.

## Helping Others

Stephen Fry of HPR suggests that we can help our various veterinarians with old towels and sheets. They use them for the animals that they care for on a long term basis. If you are getting rid of some old towels and sheets, it will help provide comfort to an animal in the hospital, either one who is recovering from an illness, or an animal who is being boarded. Stephen's own vet, the Animal Medical Center of Forney, is looking for sheets and towels now. Their number is 972-552-2424 and they are located on 548 prior to Hwy. 80.

Stephen has also found an online form we can fill out to let Texas Department of Transportation know where pot holes, bad shoulders, or other hazardous conditions on state roads are located. Here is the link: [http://www.txdot.gov/contact-us/form.html?form=Report\\_a\\_Pothole](http://www.txdot.gov/contact-us/form.html?form=Report_a_Pothole) If that doesn't work, go to the 'contact us' tab for the website ([www.txdot.gov/](http://www.txdot.gov/)) and the form will pop up. We can also report problem areas at 800-452-9292 according to the website.

Many of the FM roads are bad, and getting worse each month. Perhaps if we notify the Dept., they will fix these roads in a timely manner.



**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](mailto: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

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Customer Service: 1-866-4-RealService  
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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](http://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](mailto:newsletter@myhighpointranch.org) and we will get it in the next newsletter! The deadline for the next newsletter is March 24th.

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](mailto:newsletter@myhighpointranch.org)

## We Need Your Help!

If you are interested in public service within your community, please consider becoming involved with the High Point Ranch Homeowner's Association. There is no better way to steer the direction of your community as well as protecting your investment. Please contact any Board member if you are interested in volunteering.

We have many committees: Neighborhood Watch, Special Events, Welcoming, Architectural Control Committee, Communications, Budget, Green/Recycling, and Work Committees.

Our contact email address is: [board@myhighpointranch.org](mailto:board@myhighpointranch.org)

