

Ridge Lake

SHORES



Volume 2, Issue 1
January 2007

Official Newsletter
www.ridgelakeshores.com

**Happy New Year to all residents and property owners of RidgeLake Shores...
May you have a Blessed and prosperous 2007!!!**

RidgeLake Shores (RLS) Architectural Control Committee (ACC) Review Process

The RLS ACC members are 100% volunteers, who are residents of the RLS community. The process begins with an application being sent to CKM with the required deposits. CKM reviews the application for completeness, signatures and correct deposit amounts then sends complete applications to RLS ACC for review. The ACC meets on the first and third Tuesdays of each month. The meetings begin by reporting on current construction projects in RLS and then new applications are reviewed. The review process is the members of the ACC look over the application for completeness of information and signatures, the first page of the application is very important; it gives a summary of the project, the location, and the contact information of the owner and builder. The building deposit is verified, and the plans are reviewed. Primary items the ACC review include, but are not limited to: the survey, the location of proposed building on the lot, if any easements or build-lines are being encroached upon, if approved materials are being used for construction, the locations of septic tanks and sprinklers, building and septic permits and the overall aesthetic appeal of the colors, materials, and project. The ACC is charged with the duty of adhering to the existing Declaration of Covenants, Conditions and Restrictions by ensuring the overall integrity of the community is kept and hopefully enhanced by the proposed projects. Each application is reviewed, discussed, and voted upon for approval or rejection. The Chairman of the ACC notifies CKM of the ACC's decisions. CKM then notifies the applicant by letter of the ACC's decision.

(Continued on page 2)

President's Message

December 07, 2006

At the open board meeting in November, we held an open discussion about installing security gates at both park entrances. We received three bids for installing the system, and after discussing all bids with members present, the board voted to install security gates at both Ridge Lake and Trophy Lake. Ridge Lake park will have a wrought iron gate, similar to the gates at Section 3, and entrance will be accessed using a card-key system. Trophy Lake park will have a gate similar to the gates at the dam entrances, and will not have a secured system at this time. Cards for entrance to Ridge Lake will be issued to association members who are current in maintenance fees. Ridge Lake park will have two gates; one entrance, and one exit. Construction should begin some time in December.

MORE INFORMATION WILL BE POSTED ON THE WEBSITE AND COMMUNITY GOOGLE-GROUP EMAIL ONCE DETAILS ARE FINALIZED FOR THE PROCESS OF ISSUING THE CARDS.

Also, in January 2007 the website committee will require all registered subscribers to re-register. Verification of association membership will be required to access secure areas of our site, therefore, this registration process is necessary.

The next open board meeting will be held the second Tuesday of January at Grace Lutheran Church 13123 Hwy 105 W. Conroe Tx. It will begin at 7:00pm. Signs will be posted at both entrances to the subdivision the week prior to open meetings. Any updated information will be posted on the website and google-group email. We hope to have results of the survey available in February. You did remember to mail yours in...right?

Please contact any board member with questions or concerns. Contact information is available within this publication. I look forward to the new year as our neighborhood continues to grow! If you're interested in volunteering for a committee or club, please contact the appropriate chair person responsible for the group.

May you all have a blessed new year!

**View the Ridge Lake Shores Community
Newsletter each month on-line at
www.PEELinc.com**

Ridge Lake Shores

RLS Board Members

President

Sharon Spinhirnesspinhirne@earthlink.net

Vice President

John HeydeRoyalNavigators@yahoo.com

Treasurer

Larry Gatesgatesls@houston.rr.com

Secretary

Leslie Dunnramses4174@msn.com

Architectural Control

Dewayne Smithteksmith@ev1.net

Committee Chairs

Welcoming/Events:

Sharon Bonnette sharonbonnette7@aol.com

Lakes:

Larry Gates gatesls@houston.rr.com

Mike Spinhirne sspinhirne@earthlink.net

Marty Smith.....martysmith@houston.rr.com

Website:

Toni & Cindi Taylor rlsa@taylorhouse.net

Architectural Controls and Restrictions

Dewanyne Smith.....teksmith@ev1.net

Newsletter:

Martie Heyde.....royalnavigators@houston.rr.com

Maintenance:

Tom Priestley..... thomasp@txcyber.com

Neighborhood Patrol:

Glenn Labiosa.....glab@houston.rr.com

Association Manager

CKM Property Management, Inc..... (281) 255-3055

Susan L. Gonzales, President..... susan@ckm1.com

www.ridgelakeshores.com

Neighborhood Patrol

Glenn Labiosaglab@houston.rr.com,(936) 447-4898

Tom Priestly (936) 588-1549

Ken Brauer

Marcus Veloso.....

Daryl Vorderbruggen.....

Leslie Dunn (936) 588-1468

Kathy Smith

Sharon Spinhirne..... (936) 588-1451

At no time will any source be allowed to use the Ridge Lake Shores Newsletter contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from the Ridge Lake Shores and Peel, Inc. The information in the Ridge Lake Shores Newsletter is exclusively for the private use of Ridge Lake Shores Neighborhood residents only.

Helpful Numbers

Animal Control.....(936) 442-7738

Montgomery County Sheriff(936) 760-5800

County Commissioner Pct #2, Craig Doyle(936) 539-7816

Abandoned Animal Rescue(281) 290-0121

Synergy (water/electric)(936) 825-5100

CenterPoint Energy (gas)1-800-752-8036

Consolidated Communications(936) 539-7222

County Extension Service(936) 539-7822

Montgomery County Health Dept.....(936) 525-2800

Montgomery Fire Dept.911-0000

Republic Waste Services(281) 446-2030

Blue Diamond Waste Service(936) 264-4444

Montgomery County

Recycling Center(936) 539-7816 or (281) 356-4156

Montgomery County EMS(936) 441-6243

Poison Control(800) Poison-1

Newsletter

Peel Inc(888) 687-6444

Advertising(888) 687-6444

Review Process - (Continued from cover page)

One of the ACC's biggest challenges has been unapproved construction materials being proposed. "All improvements must be built with new construction materials, with exterior walls being masonry, glass or natural wood (i.e. no aluminum, asbestos siding, vinyl siding, plywood siding, or masonite siding). Cement fiber siding is considered masonry." See Article III, Section 3.01 of Declaration of Covenants, Conditions and Restrictions. The ACC strictly adheres to this covenant.

Another challenge has been getting the Builders and Subcontractors to use dumpsters and construction fences in order to keep neighboring lots clean of drifting rubbish, as wells as keeping the site clean for neighborhood aesthetics. We have seen an improvement and continue to work with the builders and owners to ensure the process of building in RLS is as smooth and straightforward as possible for all parties involved.

The ACC is committed to timely reviews of applications, and adherence to the Declaration of Covenants, Conditions and Restrictions. From 8/07/2006 through 12/05/2006 the ACC approved: 2 garages, 3 temporary drives, culverts, and clearing, 1 color change and addition, 9 homes, 3 fences, 1 pool, 2 modifications. There are 31 active construction sites at this time that the ACC is monitoring.

CAUTION!

Several resident's within the neighborhood have voiced concerns about speeding vehicles. Please remember to **SLOW DOWN** as you drive throughout the neighborhood!

Do your part to keep our streets safe for everyone.

Ridge Lake Shores

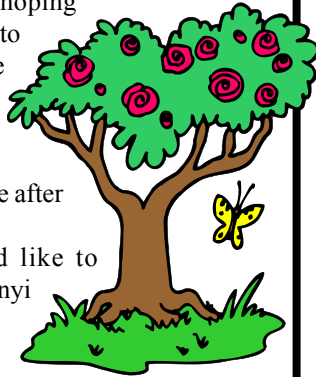
Beautification Club

The Beautification Club is looking to hold an event in February or March. Our focus of the event will be the Ridge Lake Park. Activities we'd like to achieve that day are:

- Move 2 grills from Trophy Lake to Ridge lake,
- Adding trees to provide shade at the playground and seating areas.
- Adding fire pit to Ridge Lake.

In order to accomplish, we are hoping people will donate time & materials to the effort. This club does not receive funding from the POA as we are not a committee. Any donations would be appreciated in order to accomplish these few tasks. More details to come after our December meeting.

Any questions or if you would like to volunteer, please contact Brian Bokanyi @ bbokanyi@houston.rr.com



Events/Welcoming Committee News

It's the new year, and the Events/Welcoming Committee will need a volunteer to chair the committee for the 2007 year. There is no limit on the number of members that this committee can have, so if you would like to resume being part of the committee, join as a new member, or head the committee as the chairperson, please contact Sharon Bonnette at sharonbonnette7@aol.com or by phone 936-588-0977. We would like to have the new committee in by the Easter Event, so quick responses are appreciated.

Maintenance Committee

Once again the Maintenance Committee has been on top of all the necessary tasks. This month, however, they came to the rescue and decorated the front entrance by lighting up the boat. Only one repair was necessary this time one of the pumps at the entrance went belly up. Our resident handyman Daryl Vorderbruggen came to the rescue, not on a white horse, but in his black truck and had the pump rebuilt, saving us a bundle over a brand new pump...He is Santa Claus to us!! Thanks Daryl and thanks Tom and your crew!! Hope you have a very quiet New Year, Maintenance-ly speaking!!!

Introducing *our mortgage team*

“HOME LOANS MADE SIMPLE”



**First Bank
of Conroe**

Your friendly hometown bank
where people make the difference

(936)760-1888

Shanon Bergeron
Senior Loan Processor

(936)525-2276



Visit our new Willis Branch
at 10521 FM 1097 W.
just 1.2 miles west of I-45.



Kim Smith
VP/Mortgage Manager
(936)523-1313

Jana Tisdale
Mortgage Lender
(936)890-3500

Ridge Lake Shores

Lake Committee Report

As many of you are aware, we have started to note a decrease in the lake levels a Trophy lake. This was thought at first to be simply seepage from the lake from the quick rise in lake level after the big rains we had in October. It has, unfortunately, continued to drop at a rate of nearly 3/4" per day. In an effort to speed the determination of the rates of losses and to push the issue along to Blue Green, the lake committee has shut off the well, and discussed the issue with Jack Dean of Blue Green. Jack is committed to fixing any problems that might be discovered, and is willing to have the engineering form that did the initial repairs of the lake, conduct additional studies. We hope to push to get these started sooner rather than later, so we can again start to fill the lake and take advantage of any spring rains we will get. If additional repairs are needed at Trophy, we may have to lower the lake level, but should not have to completely drain the lake and start over with fish stocking. Hopefully this will have a minimal impact on our overall fish plan.

On a more positive note, the fish continue to show good growth rates in both lakes. The Blue Gill are showing size ranges of 6-7" length with excellent body mass to length. The bass at Trophy are ranging from 6" to as large as 12" in length. I attribute this variation to the fact that we have some pure Florida strain bass that have a faster growth rate. The feeding at several homeowner's sites on the lake is definitely paying off in growth rates for both species and will result in higher spawning rates this spring. I encourage any of you who have property on RidgeLake to also consider starting up a feeding program to get the benefits for that lake as well. If those of you who like to fish that lake want to feed the fish when you are at that lake, please feel free to do so. This can be as simple as buying a high protein fish feed from any of the local feed stores, and hand feeding at the same location on a regular basis. If you really want to have a big impact, and have property along the lake borders, you can get an automatic feeder that will do the job for you. If you need information on where to buy one of these, call Marty, Larry, or me for information on types and sources.

As we move into the post Christmas season, we need to start to think about recycling the old Christmas trees back into the lakes for structure. I have already started to set in motion getting the fishing club engaged in leading this recycle program. If you have a Christmas tree that you want to get rid of after Christmas, bring it by Ridge Lake and the fishing club will take care of getting it recycled.

Do you have a Home Based Business right here in Ridge Lake Shores?

You can get information about your service or products to every home in Ridge Lake Shores, by running a business classified in Ridge Lake Shores Newsletter. It is a great way to get your name and contact information to many potential customers in your neighborhood. The cost is \$45 for up to 40 words. Display ads are also available. For more information, please contact Peel, Inc. at 888-687-6444 or advertising@PEELinc. The deadline is the 10th of each month for the upcoming month's newsletter.

PET OF THE MONTH

Brittany Spaniel available for adoption...

BERT



2-3 years old,
Neutered Male
Liver/White
House Broken
Crate Trained
OK w/dogs
OK w/kids
Need Fence

Current Location: Granbury, TX
Contact: Patricia & Michael Butch
patsbrittanys@aol.com, 405-373-2473

Dog Story:

Bert is a beautiful liver and white Brittany boy. The Liver and White is a beautiful alternative color, not as common as the orange and white. He weighs in at 31 pounds. He is a very happy boy looking for a new family. Bert is up to date on shots, heart worm negative and neutered.

For anyone looking for a companion for themselves or their children, Brittany Spaniels are intelligent, obedient and are loyal pets.

For more information contact:

Martie & John Heyde

Volunteers

royalnavigator@houston.rr.com

936.588.6775

PET OF THE MONTH

Brittany Spaniel available for adoption



Dear Friends & Neighbors,



Our team here at CENTURY 21 Hardee-Team Realty has worked hard in 2006 and will continue in 2007 to maintain our #1 status in the area. With per person production numbers so far ahead of our competitors we have to wonder why would you choose anyone else to market your most valuable asset? We'd love to talk to you about your concerns & expectations. Call us or stop by today.



texstarhomes.com

- Models open everyday
- 1 time close - saves \$1,000's
- Quality Construction
- 100's of floor plans



610 Honea Egypt Rd.
Magnolia, TX 77354
(936) 321-0048



Wonderful family home on corner lot has everything you are looking for — pool w/spa, barn and cross fencing for your horses, 2nd master up! Gourmet kitchen, oversized formal dining, and 600 sf unfinished bonus room. \$379,900 **MLS #1286010**

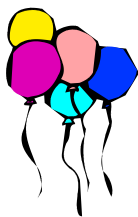


Sprawling 1-story waterfront home in lake community. Kitchen w/granite island & SS appliances. This 3+ acre lot is heavily wooded from street, fenced and gated, w/private 2-tiered deck. \$499,900 **MLS# 9088394**

Thinking of building?

Allow us to show you how we can make the building experience a pleasant one. We have several homes at various stages of construction in addition to our 4 furnished models at three convenient locations! Call today & own a Texas Star!

Ridge Lake Shores



Happy Birthday this month:

7 -Judy Nickelson
30-Martie Heyde

New Sign Policy

Lots For Sale:

For Sale By Owners: Must use approved Ridge Lake Shores sign with frame.

Professional Realty Service: When utilizing the services of a licensed professional, the company sign (no larger than 3x3) displayed on an appropriate frame/post may be used.

All signs must be posted on the property for sale only! Contact C.K.M Property Management , or visit the community website for a free application.

Invitation To Join The Ridgelake Shores Google Group

The Ridge-Lake-Shores-Community-News Google Group is available for any property owner to join. This group emails each member with news of events and important information concerning Ridge Lake Shores. Members also use the group to ask questions about services, lost or found pets, etc.

To be added to this group, send an email to:

RoyalNavigators@houston.rr.com

Please state your name and your Ridge Lake Shores property address.

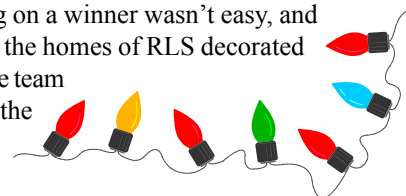
Classified Ads

Personal classifieds (one time sell items, such as a used bike...) run at no charge to Ridge Lake Shores residents, limit 30 words, please e-mail sspinhirne@earthlink.net

Business classifieds (offering a service or product line for profit) are \$45, limit 40 words, please contact Peel, Inc. Sales at 888-687-6444 or advertising@PEELinc.com.

Christmas Light Contest

The winners of the 2006 RLS Christmas Light contest was Marty and Kathy Smith of 436 Royal Navigator and an Honorable Mention went to Tom and Peg Priestley of 383 Skipper Lane. Congratulations to them for their hard work! Both the Smiths and the Priestleys were awarded a beautiful Christmas cactus hanging basket, and in addition, the Smiths received a \$50 Home Depot Gift Card (so they can go buy more Christmas Lights). The judges included Leslie Dunn, Bill and Patty Marshall, T. Archie, and Glenn Labiosa. The judges reported that deciding on a winner wasn't easy, and that it was really great to see the homes of RLS decorated so wonderfully! Thanks to the team of judges and thanks to all the residents of RLS for their participation.



DISCLAIMER: Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.

Advertising Information

- Please support the businesses that advertise in the Ridge Lake
- Shores Newsletter. Their advertising dollars make it possible for
- all residents to receive a newsletter at no charge. No homeowners
- association funds are used to produce or mail the newsletters. If
- you would like to support the newsletter by advertising, please
- contact Peel, Inc. Sales Office at 888-687-6444 or advertising@PEELinc.com
- PEELinc.com for ad information and pricing.

Peel, Inc.

Printing & Publishing

Publishing community newsletters since 1991

Kelly Peel
Sales Representative
512-989-8905
kelly@PEELinc.com



Support your neighborhood newsletter.

Advertise your business to your neighbors.

1-888-687-6444 www.PEELinc.com

ADVERTISE HERE
888-687-6444
www.PEELinc.com



The CHOICE Is Up To You



**AT KURK HOMES,
WE NEVER FORGET, IT'S YOUR HOME...**



Offering affordable custom homes in North Harris and Montgomery Counties since 1909

Unlike a large production builder, we don't mind making changes to our plans... in fact, we *encourage* it. Our award winning home design team can completely customize your dream home from dream home from the foundation up. ***The choice is up to you.***

Each Kurk Home is unique in itself, yet all are built with one objective: To give you affordable, quality construction.

More than half of the custom homes we build are on our customer's land, but whether you purchase one of our lots or allow us to build on your lot, Kurk Homes will provide:

- Ten year structural warranty
- Tree clearing for house, garage, driveway and septic field
- Septic system design, permits, and two year maintenance program
- Utilities water tap fees (up to \$500) and utility bills paid monthly until closing
- Driveway, culverts, and parking pad
- Grading around the house and garage
- All permits, slab design (by engineer) septic design and inspections

Want to know what really makes us different?

Go to our website and read "Our Promise To You." We asked ourselves what would make Kurk Homes the ideal choice for any home buyer. The answer can be stated in four points: Communication, No Surprises, Flexibility, and No Shortcuts.

Then, **check our references** and ask them if we live up to our four-point promise. We are confident that they will tell you: Kurk Homes delivers affordable quality.

PLEASE CALL: 281-353-8537 • FAX 281-356-3275 • WWW.KURKHOMES.COM

Peel, Inc.

203 W. Main Street, Suite D
Pflugerville, Texas 78660

PRSR STD
U.S. POSTAGE
PAID
PEEL, INC.

Voice 512-989-8905

www.PEELinc.com