

**Forest Ridge
Board of Directors**
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Nelson Sturdivant

Vice President
Debbie Kyrouac

Secretary
Rick Stoffel

Treasurer
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Member at Large
Esco Richmond

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forestridgeoa+welcome@gmail.com

Management Company
Spectrum Association Management
494-0659

<http://www.spectrumam.com/>

Jason Green, Property Mgr.

A message from your Forest Ridge Board of Directors:

Your Forest Ridge Board of Directors (BOD) hopes everyone is having a great summer!

At the first semi-annual meeting of this year, two new board members were elected and there was one appointment. We'd like the neighborhood to welcome our newest BOD members: Debbie Kyrouac (Vice President), Rick Stoffel (Secretary) and Esco Richmond (Member-at-Large). Thanks to all of you for volunteering. A little about each new member:

Debbie Kyrouac – Hello All. My husband, Rob, and I have lived in the neighborhood for 2 years. We have two children. One is away at college and the other leaves in Aug. We plan to settle here, so I am interested in helping to maintain this community as a place we can all be proud of. I also work part time as an instructor for Northeast Lakeview College and volunteer on base at the Randolph Thrift Shop.

Rick Stoffel- Hi, I'm Rick Stoffel, one of two new board members. My family and I have lived in Forest Ridge since 2008 and we plan on being here at least another six to seven years (when I can retire from the Air Force). We have two children, ages 12 and 14. I am hoping to do my part to continue the fine tradition Forest Ridge has enjoyed as a premier neighborhood in Schertz.

Esco Richmond – Hello all, I was appointed to the Member at Large position back in January 2011. My wife, Sabrina, and my 3 children, ages 19, 16 and 9 have lived in the neighborhood for 7 years. I am a retired combat military guy.

Summer is upon us, and we, in South Texas, are having extreme drought conditions. The city of Schertz has not enacted watering restrictions (yet) like Bexar County and other areas; HOWEVER, the city does PROHIBIT watering between the hours of 10 am and 8 pm YEAR ROUND. Please do your part to conserve water. It's also a good idea to check your irrigation system to ensure that it is functioning properly. Make sure you have no broken sprinkler heads and that timers are set appropriately, and especially that you are watering your lawn and not the street. Thanks for being concerned.

The BOD gets continuous complaints about Pet Waste. We still have people in the neighborhood not picking up after their pets. Now that the kids are out of school, they are out playing. Nothing can put a damper on fun like stepping in pet waste and tracking it back into the house. **Please pick up after your pets!** Please remember, ALL pets must be on leashes at all times. If your cat or dog gets out on others people's property, please be a good neighbor and don't let them use your neighbor's yard as a bathroom **OR** at the very least, clean it up.

The BOD's communication lines are open to all. If you need to get in touch with any of us on the BOD, please utilize the Forest Ridge website email line at: <http://forestridgeoa.org/> Just click on Contacts then the Board of Directors E-mail. You can also get in touch with Committees in the same way, just click on the link next to the Committee chair's name.

Written by: Nelson Sturdivant, President, FRHOA

Stay Informed on What's Going On...

It's simple and easy. Get on the Forest Ridge Email List. Email Blasts are sent out when urgent issues come up or unexpected announcements are necessary. If you are not on the list and want to get on it please contact the Activities committee at: forestridgeoa+activities@gmail.com

Any email changes, also contact Activities with the corrections. Thanks.

CALENDAR

- **Garage Sale October 8, 8 am-4pm**
- **Town Hall Meeting – November, not yet determined**
- **National Night Out/Neighborhood Get Together- Oct. 6, 6 pm -Cabana**
- **Christmas Decorating Party, Nov. 26, 10-12, meet at the Cabana**

SLOW DOWN. Make Forest Ridge a Safe Place to Live!

Summer's here. Have fun!



What's Important in the Community:

Playground Update

As most of you are aware, the big issue facing our community at the moment is what to do with the existing playground. The existing playground is over 10 years old and is in need of attention at this time. Therefore, the issue becomes whether to replace the playground or do something different with the space.

The response that the Board has overwhelmingly heard over the past year is that the playground is a vital element of our neighborhood and is a significant amenity to many people looking to buy a home. One person informed the Board that we are the only gated community in Schertz with a pool and playground. The Board has even heard from those without children who also believe the playground is a good thing for Forest Ridge.

The one concern that we've heard is in regards to what this will cost the neighborhood both in the short and long term and from an individual Member's standpoint. In other words, will there be the need for a "Special Assessment"?

First, let's look at the history of where we stand financially. Currently, the value saved in the Infrastructure Sustainment Fund is a little over \$193,000. If you are wondering how this fund is tracking, we had \$150,000 at the end of 2008, \$170,000 at the end of 2009, and it was at \$193,000 at the end of 2010. The only reason that we are not above \$193,000 at this time is that we took from this fund approximately \$12,000 for the resurfacing of the pool and other pool repairs at the beginning of 2011. We have deposited about \$1,800 per month back into the fund since the beginning of the year, essentially putting back the amount used for the pool repairs. Unless we are hit with a surprise, we should have over \$200,000 by the end of the year.

As we all know, the big dollar repair/replacement items that our neighborhood must be concerned with are the pool, playground, gates, and roads. We budget for the yearly needs of the pool and gates and have addressed significant replacement costs over the past year, so these are not an immediate concern. It is the playground we are trying to address at this time. This leaves the largest concern of the neighborhood which is when we have to replace all of the roads and where we will stand with our reserve funds to pay for these costs.

Currently, the roads are holding up pretty well. We've had to do some spot repairs over the years and will continue to do this until such time as the Board decides that the roads must be either resurfaced or replaced. We are helped from the fact that we are a gated community, so the traffic through our neighborhood is limited in comparison to other neighborhoods in Schertz. It is believed that our roads are not going to need significant repairs for another 6 to 8 years, according to the Reserve Study that was performed in 2007.

At this time, the Board is looking at the long term financial stability of the neighborhood as it relates to the playground decision that must be made. At the same time, the Board is trying to minimize any special assessment that may be necessary.

So, in short, the Board wants to make sure that everyone is kept informed as to where we are headed in 2011, which is to make a final decision on what to do with the playground and it's replacement in 2012. This is not a decision that will be voted on by the Members. Rather, this is a decision that the Members elect the Board to make. If you want to have your opinion heard...whether it be related to the financials or the replacement playground type and style...please send an e-mail to the Board of Directors at forestridgeoa+board@gmail.com. We will keep the community informed as significant events transpire and before major decisions are made. We are targeting to have a final plan ready to present to the community at the Homeowner's Meeting in the Fall.

WE NEED YOU!!!

Volunteers are needed for all Committees. Check the FR website at: <http://forestridgeoa.org/> Contacts / Association Committees and contact any one you are interested in. Great volunteers make a great community.

Some Things to Think About:

- When at the pool, please park in the lot when space is available.
- All bikes should be stored on the bike racks.
- Pick up after yourself and your children while in the cabana and swimming area.
- Babies are required to wear swim diapers.

Neighborhood Services Available

"Need a babysitter? Someone to walk your pet? Mow your lawn? **Or** do you live in Forest Ridge and can you provide these services to your neighbors? Email forestridgeoa+activities@gmail.com to have your name added to the **Neighborhood Services Listing** (for babysitting, lawn/pet care, or tutoring) or to request a copy of the listing for your reference/use. A new listing is available at the FR Website and one will be posted at the pool cabana in 2011.



How many
100 deg day
will we have
this year?

4th of July Neighborhood Parade

The neighborhood gathered on July 2nd at 1:00 pm for the **Forest Ridge Neighborhood Parade**. The weather was hot but families turned out to see the Schertz Fire Dept, Police Department and EMS and walk for patriotism. The children toured the vehicles and spoke to the officers, fire men and EMS attendants. At approximately 1:30 the parade began and ran down Forest Ridge Parkway, made a loop around Union Creek/Rim Rock/Meadow Creek and returned to the cabana. Everyone was treated with cold waters and popsicles. Another success for the neighborhood.



REDUCE



REUSE

RECYCLE

Thank you so much to everyone who regularly recycles. We can greatly reduce the amount of waste in our landfills and help to protect our environment. Here are just a few reminders of what can and what cannot be recycled. All recyclables must be rinsed and have caps or lids removed.

OK

- Newspaper
- Clear, brown or green glass, rinsed
- Cardboard or boxboard
- Aluminum, tin or bi-metal cans, rinsed
- Plastic containers numbered 1-7, rinsed (NO LIDS)



NOT OK

- Wet newspaper
- Magazines
- Styrofoam
- Shopping bags
- Caps to bottles, jars etc.
- Un-rinsed containers



Welcome Committee

A special Hello and Welcome to all new residents. We are in the process of updating our information package so we are a bit behind on our Welcome Bag deliveries. We know we've missed some new move ins and need for you to let us know if you are one of those residents. We have a small bag with helpful information and a few treats to help your transition into your new community. It truly is a wonderful place to live. We have a few requests:

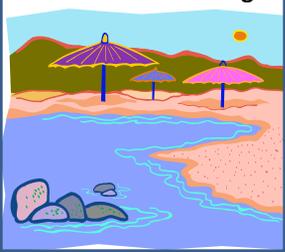
- If you have NOT received your welcome information, please contact us at forestridgeoa+welcome@gmail.com and we will deliver your bag soon. Even if it's been a while, we'd love to hear from you.
- If you are a real estate agent or would otherwise have information on closings in our community, we'd love to hear from you. We don't always know when someone new moves in.
- Block Captains PLEASE call Carol Marine ASAP at (651-9263) when someone new moves onto your street. Sometimes it is the fastest way to get the welcome packages out.
- If you would like to join the Welcome Committee, we'd love to have you. This is an easy way to get involved and meet new people in Forest Ridge.

LANDSCAPE COMMITTEE

Summer is upon us and even the Landscape Committee hasn't spent too much time outside. Once the cooler weather approaches we will continue to work with our landscaper to make further improvements. Some areas of emphasis are going to be the pool area and along Forest Ridge Parkway. We are also planning our next "Forest Ridge Clean Up Day" for a Saturday in early November. More details to follow. As always, if you have any suggestions, concerns, or would like to volunteer to join our committee, please contact us at forestridgeoa+landscape@gmail.com



Vacationing at the beach? Take me along!!!



Safety First

**August is Back to School Safety Month
Top Back to School Safety Tips**



Here are some simple reminders for drivers:

- Forest Ridge Speed Limit is 20 MPH!!!!
- Slow down and be especially alert in the residential neighborhoods and school zones
- Take extra time to look for kids at intersections, on medians and on curbs
- Enter and exit driveways and alleys slowly and carefully
- Watch for children on and near the road in the morning and after school hours
- Reduce any distractions inside your car so you can concentrate on the road and your surroundings. -Put down your phone!

Reminder for your kids:

- They should cross the street with an adult until they are at least 10 years old
- Cross the street at corners, using traffic signals and crosswalks
- Never run out into the streets or cross in between parked cars
- Make sure they always walk in front of the bus where the driver can see them

Backpack Safety

- Choosing the right size backpack is the most important step to safe backpack use.
- The maximum weight of the loaded backpack should not exceed 15 % of your body weight, so pack only what is needed.
- Face the Pack -Bend at the Knees - Use both hands and check the weight of the pack.
- Lift with the legs then apply one shoulder strap and then the other.
- Use both shoulder straps - snug, but not too tight.

Info from

<http://www.safekids.org/safety-basics/safety-spotlight/back-to-school-safety/>
<http://www.backpacksafe.com/topic.asp?pid=9>

NOTE: The Safety Committee is looking for additional personnel. If interested in getting involved please contact: forestridgeoa+safety@gmail.com

Forest Ridge Book Club News

The Forest Ridge Book Club invites new members. If you wish to attend a meeting or join the club call Aida, 651-4905, for time and location.

We will be reading and discussing the following books.

- Aug 1 "The Inner Circle" Brad Meltzer
- Sep 5 "The Last Child" John Hart
"Cleopatra" Stacy Schiff
- Oct 3 "Whistling in the Dark" L.Kagen



News Letter Committee

Your FR Newsletter comes out quarterly. We want to keep the neighborhood informed on the events going on within the community. The Newsletter Committee welcomes anyone interested in getting involved in the production of this newsletter. We welcome all articles. If you are interested please contact: forestridgeoa+newsletter@gmail.com



YOUR Forest Ridge POOL in 2011



Thanks to all the residents who have helped make this a successful summer season at the pool so far. It's been nice to cool down and relax when we have been getting those triple digits lately! We appreciate all residents who have been helping keep the cabana and pool area neat and tidy. Remember to look for non valuable lost and found items in the cabana bin. For valuable items found or lost, please call 651-4731. We have been able to successfully return several pool cards, keys and even i-pods that have been left behind.

A brief note about POOL PARTIES.....full information for scheduling is on our FROA website and posted in the cabana. It is the FROA policy to book all parties through the pool committee. This serves 2 purposes: #1-It prevents over crowding at the pool which inconveniences our residents and #2-it best serves your needs when planning a party to make sure your guests will have the parking space, cabana space and pool space to enjoy your party. The \$100 deposit check is conveniently dropped off and held here in FR and only cashed in if there are damages after the party is inspected. Our pool committee members work very hard to make sure we make it convenient for you to plan a party.

We hope that everyone will continue to respect the FR pool policies. We also ask that you continue to teach your children that our pool is NOT a drop off pool, it is a family oriented pool that requires an adult 18 yrs or older to supervise your children, because we do not have lifeguards. Schertz city pools can accommodate your drop off needs. We also ask that you continue to monitor your children while at the pool to make sure they are not diving. Our pool is not made for diving due to it's depth. We all want to keep our pool a safe and injury free environment.

Pool committee members help out by scheduling and inspecting pool parties, making minor maintenance repairs to the pool chairs, meeting to discuss ideas to keep our pool a beautiful part of the FR community.....if you are interested, please contact the chairman at forestridgeoa+pool.@gmail.com

Thank you all and lets continue to work together to have a great and safe summer pool season! The pool will stay open until the end of October so we have lots more time to beat the heat!
Sandy Richie, Pool Committee chairman

Due to the IMPORTANCE of this information, the BOD has decided to reiterate the procedures of the Architectural Control Committee (ACC) and the rules of Forest Ridge.

Architectural Control Committee (ACC)

As presented to the Members by the Board at the Semi-Annual Meeting in June, there is going to be a renewed emphasis on Members to comply with the Covenants as it relates to exterior construction, alterations, or removals from each lot.

At Forest Ridge, exterior construction, alterations, and removals must have approval from the Architectural Control Committee (ACC). The purpose of this committee is to make sure that the neighborhood remains aesthetically acceptable and that none of the requirements of the Covenants are violated.

First, let's identify what needs to be approved. The Covenants say:

"Any action, other than normal maintenance, which in any way alters the exterior appearance of any Improvement, including, without limitation, its color, or which involves the removal of any Improvement from a Lot, shall be performed only with the prior written approval of the Architectural Committee."

This is a very strict guideline which does not allow for much interpretation. However, the intent is to keep those who would alter their home's appearance in a negative way from doing so and not to prevent someone from planting a tree. Therefore, the ACC is providing below some examples of what does and does not need to be submitted for approval prior to the start of the construction, alteration, or removal. These items apply regardless of the location on the lot.

Example of Items That Need Approval

- Adding or removing a porch, shed, pool, hot tub, gazebo, or play set.
- Changing the configuration, paint color, number of gates, or height of fences.
- Changing the paint or stain color of any exterior aspect on the lot.
- Significant landscaping changes, such as adding/removing walkways, significant planter areas, or an irrigation system.
- Relocating any element within the lot, such as moving a shed in the backyard.
- Changing the roofing material and/or color.
- Replacing the front door, garage door, or windows.
- Adding shade elements to windows or a satellite dish on the house.
- Adding/deleting permanently installed lighting elements or solar powered lights mounted to the house.

Example of Items That Do Not Need Approval

- Repainting using the same color.
- Repairing items without changing the exterior look of the home.
- Replacing exterior mounted items with newer models, such as air conditioning/heating units.
- Minor landscaping alterations, improvements, plantings, mulch, or sod.
- Creating a small fruit/vegetable garden in the back yard of the home. Front yard would require approval.
- Mounting standard flag poles, garden hose organizers, or window shutters to the house, as long as the colors are consistent with the existing colors on the house.
- Adding solar powered lights to illuminate planting areas or line driveway/walk paths.
- Temporary decorations during holiday seasons or for special events.
- Any construction, removal, or alteration on the inside of the house.

This list is meant as a guide and may not cover every situation. If you have a question about whether a particular issue needs approval, please send an e-mail to the ACC at forestridgeoa+acc@gmail.com. When in doubt, you should go ahead and submit for formal approval.

If you need to receive approval on some work that you want to perform, the Covenants outline the process to be as follows:

- Owner shall submit two (2) sets of plans and specifications for consideration by the ACC. The ACC will obviously not require plans and specifications for all situations. Your best bet is to start communicating with the ACC early to determine what they will need to properly evaluate your item of work.

Architectural Control Committee (ACC) (Continued)

- The ACC shall review and approve or disapprove the work within ten (10) days of receiving all of the necessary information.
 - If the ACC fails to act within fifteen (15) days, approval of the matter as submitted shall be presumed.
- The Covenants also go on to state the possible penalties for not receiving ACC approval. They are:
- Owner may have to restore lot to the existing condition prior to construction, alteration, or removal.
 - The ACC may levy the amount of the cost to restore the lot as a special individual assessment on top of having the lot restored.
 - Legal action against the Owner if restoration is not performed in a timely manner.

The process for submitting to the ACC for approval must officially go through the Management Agent, Spectrum Association Management; however, it is encouraged that each Member copies the ACC on all correspondence in order to facilitate the process. Here are the acceptable ways of submitting your plans and specifications for review by the ACC.

- Mail or Courier Service

Forest Ridge – Architectural Control Committee
c/o Spectrum Association Management
17319 San Pedro, Suite 318
San Antonio, TX 78323

- Online: <https://sites.google.com/site/forestridgehomeowners/improvements>

- E-Mail: please send to all listed below)

Jason Green (Spectrum) – jgreen@spectrum.com / Ruben Robinson (Spectrum) – rarobinson@spectrumam.com
Architectural Control Committee – forestridgeoa+acc@gmail.com

To report construction, removal, or alterations that you believe to be contradictory to the Covenants, you have two options:

- Online: <http://www.spectrumam.com/forms-report-it.html>

- E-Mail: (please send to all listed below)

Jason Green (Spectrum) – jgreen@spectrum.com / Ruben Robinson (Spectrum) – rarobinson@spectrumam.com
/Architectural Control Committee – forestridgeoa+acc@gmail.com

Again, the intent behind the Architectural Control Committee is to keep our neighborhood looking good and in compliance with the Covenants that we all agreed to abide by. If you've never read about the ACC in the Covenants, please go to Article 3. The Covenants can be found on the Forest Ridge website at <https://sites.google.com/site/forestridgehomeowners/about-us/covenants-and-bylaws>

Sago Palms – Do You Know Their Danger? The Danger Growing in Forest Ridge

Not long ago, a man living in San Antonio watched his dog chewing on something in his back yard. He didn't think anything of it until the dog was unusually lethargic and vomiting heavily just a couple of hours later. They looked in the backyard for evidence of what the dog was chewing on and found out it was a Sago Palm seed.

As it turns out, not everyone living in San Antonio knows of the dangers of the various types of Sago Palms. Some varieties are extremely poisonous to both humans and animals if ingested. Dogs are at particular risk because they find the plant very palatable. If ingested, symptoms can include vomiting, diarrhea, weakness, seizures, lethargy, bleeding, swollen stomach, bruises, extreme thirst, and liver failure. The estimated fatality rate according to the Animal Poison Control Center is 50% to 75% if ingested. Other websites used in research for this article suggested a fatality rate of 75% to 80%.

All parts of a Sago Palm are poisonous; however, the seed is the most toxic part of the plant. If any part of the plant is ingested by a pet or by a child, seek medical help immediately.

Fortunately, the man's dog from the start of this article appears to be doing well at this time. However, the dog was kept at a veterinary hospital for three (3) days following the incident and now must have blood work done every month for the next year until they are sure that the liver is not still at risk.

There is a lot of information on Sago Palms on the internet. The following sites were used as references for this article:

1. http://en.wikipedia.org/wiki/Cycas_revoluta
2. <http://www.tonyspencer.com/2007/10/03/this-plant-will-kill-your-dog-and-maybe-your-kids/>
3. http://www.burnthillsvet Hosp.com/site/view/96979_HazardsintheHome.pml
4. <http://www.snopes.com/critters/crusader/sagopalms.asp>
5. <http://network.bestfriends.org/237/news.aspx>
6. <http://davesgarden.com/guides/pf/go/53327/>
7. <http://fransenengineering.com/community/?p=339>