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

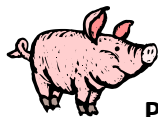
Jason Green, Property Mgr.

CALENDAR

- Annual Meeting – May or June, not yet determined
- Garage Sale First weekend in May, 8 am-4pm

**A message from your
Forest Ridge Board of Directors:**

The Forest Ridge Board of Directors would like to wish everyone "Happy Holidays". The playground construction has begun (see accompanying article)! Included in this newsletter is also an explanation of the proposed upcoming road repair plan. This will be voted on at a later date. Have a Safe and Happy Holidays!



PIGS ON WIEDERSTEIN



Have you seen the pigs feeding down Weiderstein??? There have been several reports from residents regarding spotting a herd as big as 20 of these animals and the damage they may cause to our neighborhood. We contacted Schertz Animal Control and here is their report.

"We are very aware of 'feral hogs' and we are in the process of trapping them. Because of their location, we cannot shot them. We currently have a box trap out and are working on a corral trap. We have not caught any, as of this writing. We want the residents of forest Ridge to be advised the following:

- Don't feed your pets outside
- Don't leave your pets outside at night
- DO NOT approach these animals-they can be dangerous
- Keep you garbage contained"

He also stated, "IF you feed the deer down on Weiderstein, then you are feeding the 'pigs' "

We know it is difficult to see the deer go hungry, but feeding them is a bad idea for several reasons. The main one is that we also feed the feral hogs. Another is that we increase the population of deer to a level that cannot be sustained without our help. We are encouraging residents to **STOP** feeding these animals.



EMAIL LISTINGS

When an email blast is sent out there are always 10 or more rejections. People constantly change their email addresses and in order for you to stay informed, we need to stay informed of those changes. If you are not on the list and want to get on it please contact the Activities committee at: forestridgeoa+activities@gmail.com

For any email changes, also contact Activities with the corrections. Thanks.



Vandalism in the Neighborhood

We hate to report these types of incidents however, vandalism has is back in the neighborhood. We want you to know about:

- **Broken Window at Cabana** - The morning of Tues., Dec. 6, it was discovered that the window of the storage shed at the cabana had been broken. Sadly, it appears to be the work of vandals. I would like to take this opportunity to remind everyone that, if you see destructive activity going on the aftermath of such activity, you should notify the Schertz Police Dept. The non-emergency number is 619-1200. It is helpful to notify the board as well, but the police are better equipped to pursue information about the perpetrators. Let's all work together to keep this a community we can be proud of.



**KIDS ON
CHRISTMAS VACATION**

Be aware of the children playing in the street. Please obey the 20 mph speed limit within the neighborhood. Thanks and have a safe holiday.

Playground Replacement Underway:

In late September, the Board unanimously approved the proposal put forth by TF Harper to replace the playground. Some of the factors leading the Board to approve the proposal included:

- Improved safety standards of newer equipment and ground cover
- Removal of the deteriorating wood structure that was becoming difficult to maintain
- Separation of the 2-5 year olds from the 5-12 year olds
- A new structure that promotes play/movement
- Removal of hiding locations and tunnels for better neighborhood visibility
- Less of a “hanging out” location for teenagers
- New equipment is American made with a very good warranty



As part of the package, the Board was also able to get the wooden picnic tables and one of the wooden benches adjacent to the playground replaced as well. In total, the project will cost approximately \$53,000 and will be done without any further special assessments to the community.

Depending on the print date of this newsletter, the playground may already be completed. Surprisingly, rain has delayed the installation, but it has also revealed some flaws in the originally constructed drainage, which are being addressed by the contractor at no additional charge to Forest Ridge. However, the rain delays experienced won't hinder this project from finishing well ahead of schedule. The original schedule for completion was at the end of January 2012, so it is over a month ahead of schedule!

A big thank you goes out to everyone who provided input/feedback over the past several years. This project has been the most significant undertaking that Forest Ridge has pursued since taking over the management of the neighborhood from the developer and could not have been accomplished without the efforts and hard work of many individuals.

And to all of you kids....get out there and play!!

Safety Check List for Your Home Not Only at Christmas but Year Round

- Sound the Alarm:** Install smoke detectors on every floor of your home and carbon monoxide detectors near sleeping areas. If already installed, test them! Tip: Replace the batteries every daylight-saving time change.
- Avoid Overload:** Check for overloaded extension cords – usage should not exceed the recommended wattage.
- Don't Get Tippy:** If young children are in the home, bookshelves and other furniture should be firmly secured with wall brackets to prevent tipping.
- Paint Safe:** Check walls for loose paint. If re-painting, do so in a well-ventilated area and consider VOC-free paint.
- Childproof, Childproof, Childproof:** Check your local library or online for complete lists of childproofing suggestions and see our [Virtual Home Safety Tour](#) for more ideas. Areas of particular danger include outlets, appliances, electronics, stairs and windows.
- Cover Outlets:** Cover all unused outlets to prevent children from sticking a finger in the socket.
- Watch Cord Placement:** Extension cords should not be placed under rugs or heavy furniture, tacked up or coiled while in use.
- Get Grounded:** All major appliances should be grounded. Be sure to check your ground fault circuit interrupters regularly.
- Plan Your Escape:** Practice a fire escape plan with your family where you identify two exits for every room and what to do with young children.
- Give Your Air Heater Some Space:** All air heaters should be placed at least three feet from beds, curtains or anything flammable.
- Keep Extinguishers Handy:** Place all-purpose fire extinguishers in key locations in your home – the kitchen, bedroom and basement. Be sure to check expiration dates regularly and know how to use them safely.
- Create a Safe Exit:** In addition to alarms and extinguishers, consider an escape ladder if your home has two floors. Keep emergency numbers and contacts readily available by the phone.
- Unplug Appliances:** Unplug appliances and electronics when not in use and store them out of reach.
- Go New in the Nursery:** Check that all painted cribs, bassinets and high chairs were made after 1978 to avoid potential lead paint poisoning.
- Cool Your Jets:** Set your water heater below 120 degrees Fahrenheit to avoid potential burns and to save energy.
- Put Away Medications:** Take medications and medical supplies out of your purse, pockets and drawers, and put them in a cabinet with a child safety lock.
- Look for UL:** The UL Mark appears on products that have been tested, verified and inspected for safety. Make sure to look for it to keep your holidays safe and bright.



VOLUNTEERS MAKE OUR COMMUNITY A GREAT PLACE TO LIVE

Your BOD's, as well as your committee chairs are constantly looking for volunteers. Activities that need attention are Christmas decorations, organizing community activities like the Easter Egg Hunt, the 4th of July parade, National Night Out and Block Captains. If you can help in any way, on any committee, we would like to hear from you. Activities are listed on the website and you can send an email to any

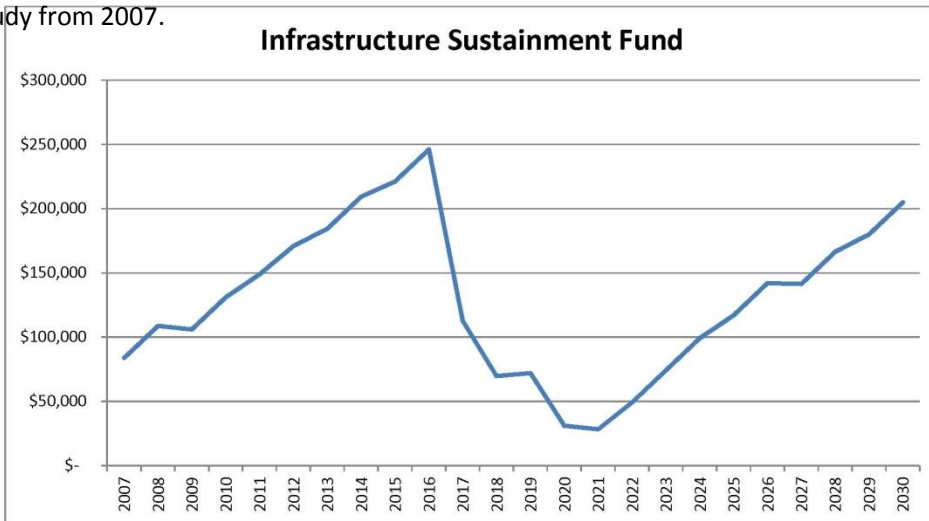
committee that interests you. Please get involved in your community and make it a great place to live. New activities that have been suggested for the future are a Santa Visit, Teenage Night, Caroling, and Music Socials in the park area. Check the FR website at: <http://forestridgeoa.org/> Contacts / Association Committees. Great volunteers make a great community.

The Roads of Forest Ridge

As presented in detail to the community at the Fall Homeowner's Association Meeting, the Board is recommending a shift in the long term planning for the roads within Forest Ridge.

In looking through the history of prior Boards, it appears that the "plan" for the roads was essentially to allow them to start failing in mass quantity, then to overlay them with 1.5" of new asphalt. This plan has several down sides, including:

- This is an expensive "band-aid". It doesn't solve road problems, it simply covers them
- There will be 1.5" lip between the gutter and road if the thickness of the overlay is maintained
- If it doesn't work, the Reserves will be depleted and no other alternative will be available without significant Special Assessments against the community. See the chart below for the anticipated impact to the Reserve fund as predicted in the Reserve Study from 2007.

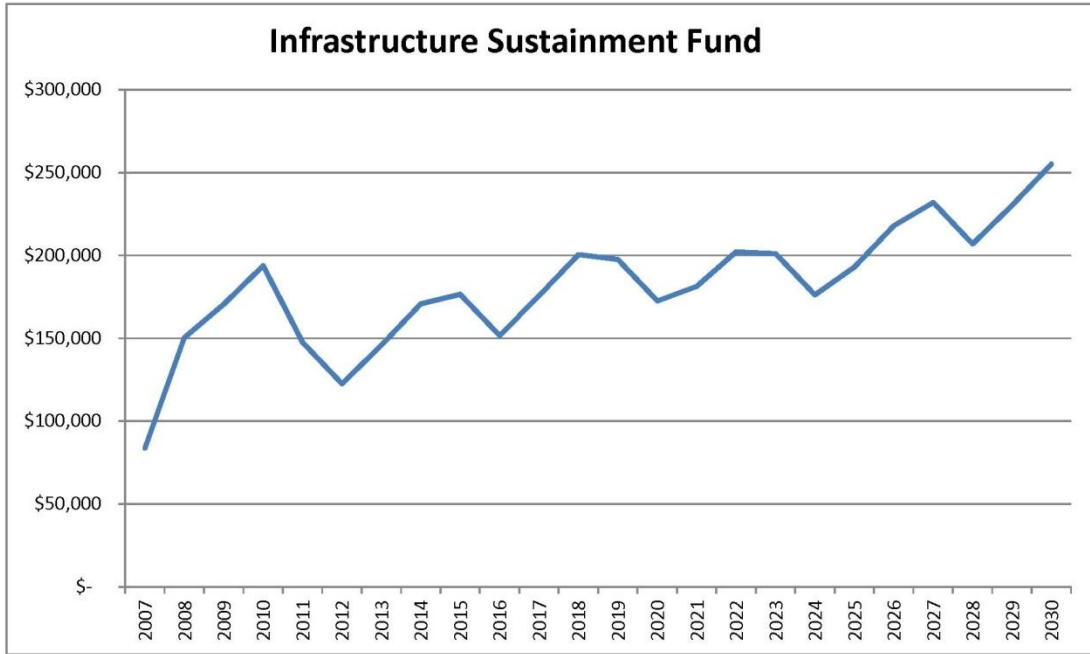


In lieu of this original plan, the current Board is looking into a crack seal and seal coat maintenance solution to extend the useful life of the roads. This is due to water infiltration in and through the asphalt as being the primary problem in terms of helping to accelerate road deterioration. We've all seen the crack seal application on highways and other roads as it is a common and recommended practice by TXDOT. By itself, it can extend the useful life of the roads, however, our roads are showing signs of drying out. This is why you see the raveling, which is essentially sand gravel coming off the surface of the road. A seal coat will keep the aesthetics of the roads from being significantly impacted by the crack seal and is a cost effective way to address many of the common issues that exist currently.

This maintenance will not be able to address all of the issues for the roads. There will be isolated repairs that need to be done, such as the intersection of Pebble Run and Red Rock Pass where "alligator cracking" is evident. This is a condition caused by a failure in the base course. The only way to effectively fix areas that show signs of this type of cracking is to remove the asphalt, repair the base, then replace the area with a new surface. It is anticipated that this type of isolated removal/replacement will be necessary over the long haul as part of this revised plan.

Based on conversations with three (3) different contractors who perform the crack seal and seal coat procedure, this maintenance application will need to be done approximately every 3 to 5 years at a cost of about \$40,000. TXDOT's literature suggests that for low traffic areas, it only needs to be done every 6-8 years. In other words, this plan will continually need to be evaluated based on the weather and traffic conditions and how they are affecting the roads.

For analysis purposes, assuming that this application is done every four (4) years and that we also do \$10,000 worth of other repairs at the same time, our Reserve Fund future looks something like this:



This graph also takes into consideration things both considered and not considered in the Reserve Study performed in 2007. It also considers the actual history of our Reserve Fund since 2007. As you can see, this maintenance plan, if started in 2012, creates a more stable balance within the fund so we aren't putting "all of our eggs in one basket", such as the other plan envisioned. Therefore, the community will have the funds available to react to unexpected needs without huge Special Assessments.

At this time, the Board is preparing a package for bid by multiple contractors. The Board welcomes any and all thoughts on this proposed direction and especially is interested in talking to people that can help develop and implement the eventual action that is taken. The "season" for doing this type of work is the Summer, so it is anticipated that the work would be done over a 2 week period after the school year is completed.

The Board will advise the community when there is more information to pass along. Please send all comments to the board at forestridgeoa+board@gmail.com.

National Night Out at Forest Ridge 2011



NNO at FR 2011 was a total success. Held Oct. 6, Coordinator, Alice Pfeiffer (Safety Committee Chair), brought out the Bungee Jumper for the children. The BOD ordered meals from Bill Miller's and fed 200 residents. It was a grand time for all. Thanks to the volunteers who supplied the marvelous desserts. Thanks to all for participating.

