

# The Roundtable

A Quarterly Newsletter For Kings Ridge HOA Neighbors

Winter 2025

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## **Annual HOA Dues Increase By \$50, Avoid Extra Fees And Pay Before Jan. 30**

As one of only two, two-time **Platinum Level BEST Neighborhoods in the City of Plano**, the HOA Board treats very seriously the financial welfare of Kings Ridge and the role every neighbor bears financially when shaping the budget.

The budget includes expenses to cover monthly operation costs to run the HOA. These expenses include, but are not limited, to Landscape Improvements, Irrigation Repairs, Trimming of Trees on HOA Property, Landscape Maintenance, Lake Maintenance, Holiday Decorations, Pet Waste Stations, Irrigating the 45 acres of common HOA Common Property, Electricity, Homeowner Activities, Management Fees, and a limited contribution to the HOA's Reserve Account that would be used solely for Capital Improvements, such as wall repair and/or replacement, replacement of pond pumps, and the like.

Based on the actual operational costs incurred to date through September 2024, and projecting costs through 2025, the HOA Board estimates that our annual operation costs would be \$535,347.00 with a contribution to the Reserve Account of \$52,153.00, for a total of \$587,500.00.

Based on these values, the HOA annual fees beginning January 1, 2025, increased by \$50 per year, to \$1,000 per year for each HOA property. The annual dues can be paid online by visiting the Real Manage resident portal, <https://www.realmanage.com/homeowner-help-center>. To avoid interest and fees, neighbors should pay their balance by Jan. 30.

Statements were sent in early December to neighbors with instructions on how to make your payment electronically if you wish.



### **Fountain Fix**

The HOA Board has been working closely with Real Manage to address repeated failures of the northern fountain in the pond located in the third, and newest phase of the neighborhood.

The Board understands that it has taken a considerable time to get the fountain fixed in the north pond in Phase 3, apologizes for the unanticipated delay and appreciates the patience of neighbors.

An order has been processed by the manufacturer and is in the queue to be made.

The delay is because of the number of orders in the queue and because the company shut down manufacturing for the holidays.

Our pond service company anticipates the order should be filled and shipped soon.

In the interim, the contractor recently visited the north pond to remove the old fountain and pull the old wiring out (leaving a rope to pull the new wiring once the new wire is received).



### **Neighbors Donate Toys & Coats at Holiday Party**

Neighbors had a wonderful time at the annual holiday party that took place at the nearby The Local Shacks at Austin Ranch just three minutes from our southern entrance.

Guests enjoyed festive drinks, Italian pasta, pizza, Caesar salad and desserts.

Neighbors responded well to the invite to help those less fortunate by bringing unwrapped toys or new coats to bless others in need through a local nonprofit.

In mid-December, social chair Elizabeth Ashby, and communications chair Bill Kula, hand-delivered two giant sized boxes filled with toys and coats to Michelle Williams, the executive director of Friends Investing in Foster Kids - FIFK, which serves youth from all ages in the DFW Metroplex and beyond.

The stepdaughter of Elizabeth volunteers for Friends Investing in Foster Kids - FIFK and serves as a board member atop her job as a family attorney.

For more information about Friends Investing in Foster Kids - FIFK, visit <https://www.fifk.org/>



### **Perimeter Brick Screening Walls**

During the October HOA board meeting, third party vendors met with the HOA board and neighbors to field questions about the state of perimeter brick screening walls in the neighborhood.

During the discussion, various solutions were discussed to repair as many as 154 worn screening walls and panels that pose a threat to neighbors and animals should they fall.

Because of the cost of repairs exceeding \$50,000 per year, the work will be done over a period of time and begin with the walls in most dire need of repair.



### **Seeking 14 New Block Captains**

A driving success over the years of keeping neighbors apprised of important topics has been the use of a block captain system.

In the system, one person is assigned to each street in the neighborhood to serve as a hyper-local point of contact with neighbors.

Block captains help keep neighbors on their designated street apprised of breaking news; collect information about new neighbors and invite them to register their emails with Real Manage using the hyperlink on our HOA home page, <https://kingsridgehoa.net/>

Block captains often serve as deliverers of hard-copy flyers and postcards to neighbors on their designated streets.

The following streets are in need of a block captain due to retirements and moves:

Belcrest  
Brook Forest  
Cabbott  
Clear Well  
Grand Falls  
Kildare  
Luxborough  
Moregate  
Petticoat  
Prichard  
Redstone  
Round Springs  
Stinnett  
Traceland

Please contact Kings Ridge block captain chair Stephanie Davis, 214-668-6466, [stephaniedavis75024@hotmail.com](mailto:stephaniedavis75024@hotmail.com), if you are interested in serving as a block captain because you live on one of the 14 streets listed.



## **Common Area Landscaping Improvements**

Appreciation is offered to neighbors for patience while common area maintenance and landscaping enhancements were added during the fall in prep for the winter months.

Commercial landscaping is very expensive and different from managing a small space with water variability, so the landscaping and HOA board goal includes ensuring each HOA entrance is attractive and funds are used efficiently.

Luxborough is 99% complete with new landscaping; and a few more rocks on the median are forthcoming. The entrances at Spring Creek and Kings Manor, McKamy, and Luxborough all have the same “look” with elevation, boulders, Texas native plants and space to grow.

In November, the 38 urns were transformed into fall with yellow and white pansies, junipers and lime creeping jenny. Given the propensity of rabbits to eat ground fall planting, we are not planting flowers in the ground to avoid feeding the rabbits!

In the spring, beds along Kings Manor at the other entrances will be upgraded to add elevation and more native plants with color. Any ideas and suggestions are welcome, and you can contact landscaping chair, Lisa Williams, at [williams1215@gmail.com](mailto:williams1215@gmail.com).

The landscaping committee and HOA board is looking at the Crystal Falls cul de sac with the goal to improve the appearance and to stop the erosion, making the sidewalk impassable in heavy rains. The grade slopes toward the sidewalk, a result of planning many years ago. The board of directors and landscape committee in past years attempted planting grass, twice, planting junipers that died, and refreshing the decomposed granite multiple times.



## **Common Area Electrical Repairs**

Electrical repairs were completed during the fourth quarter of 2024 and the uplighting of the trees on the east side of the McKamy/Round Springs entrance look gorgeous.

Additional lighting enhancements have been made along Luxborough, and the north side of Spring Creek and Kings Manor where monument signage is illuminated.

Although it is a major expense to pay for new wiring and lights due to corrosion and age, the cost efficient solutions are in part, courtesy of the quality work from Bob Owens Electric.



### **Volunteers Always Welcome**

Kings Ridge has a five-person board of directors and neighbors volunteer their time to serve on various committees that include Architectural Control, Block Captain, Communications, Landscaping, Safety and Social.

If you wish to volunteer on any of the HOA committees, please contact communications chair Bill Kula at [billkula21@gmail.com](mailto:billkula21@gmail.com).



### **Attaboys and Attagirls**

The Plano Police crime prevention team has long encouraged citizens to exercise the rule of “see something, say something” to deter crime.

On several occasions during the peak of the Christmas season, several neighbors reached out to fellow neighbors to let them know their garage door was open. Those calls and texts helped neighbors to close their garage doors, preventing what could have been crime situations.

In the same spirit, neighbors late last year reported a wide range of issues they wanted either the HOA board or Real Manager, the property management firm of Kings Ridge, to investigate. The topics ranged from lights being out, brick walls leaning or excessive water sitting in certain areas of the neighborhood’s common areas.

Please be a Good Samaritan in 2025 and continue to “see something, say something” for the good of our entire neighborhood.



### **Making Exterior Home Improvements?**

As Homeowners and Residents of Kings Ridge, we are subject to our Declaration of Covenants, Conditions, and Restrictions (DCCRs).

The purpose of the DCCRs is to protect property values by keeping the community a highly desirable place to live.

Homeowners and residents can obtain the DCCRs from the Kings Ridge website in the Community Documents section, <https://kingsridgehoa.net/community-documents-governing-documents/>

The neighborhood's homeowner-led Architectural Control Committee (ACC) evaluates all change requests as required in the DCCRS and makes decisions accordingly to approve or deny requests.

Incomplete requests will be returned for additional information, and some requests may prompt questions from the ACC, either directly or through the assistance of the management company. Incorrect information or changes made after approval may invalidate ACC approval. Modifications that are made without the appropriate and required ACC approval may be subject to fines.

The goal of the ACC is to ensure continuity and conformity within Kings Ridge based on the DCCRs while protecting our collective property values. If you have questions about any aspect of seeking approval for architectural modifications and/or improvements, or if you would like to be considered as a member of the ACC, please consult with the HOA property manager or contact ACC chair Brent Rice at 214-808-3100 or [brent@brentrice.com](mailto:brent@brentrice.com).

### **HOA Board of Directors In Service to Neighbors**

The Kings Ridge HOA is led by a homeowner-elected five-member board of directors. Each volunteer board member is elected to a two-year term, and the board works closely with the property management company, Real Manage.

Together, they help neighbors to be compliant with the HOA's Declaration of Covenants, Conditions, and Restrictions (DCCRs) established by the original developer and its developer-led board of directors.

The Kings Ridge HOA board of directors consists of five neighbors. The 2024-2025 board is made up of:

- Paul Nolte, President (center)
- Jerry Hogue, Vice President (inside left)
- Michael Sturtevant, Treasurer (far right)
- Lisa Williams, Secretary (far left)
- Greg Stiebling, Member At Large (inside right)

The board is assisted by committee chairs and Real Manage property manager who can always be reached at [KinRidge@ciramail.com](mailto:KinRidge@ciramail.com).

Several board seats will be up for election in the spring. Those interested in serving on the board can notify our Real Manage property manager at [KinRidge@ciramail.com](mailto:KinRidge@ciramail.com).

The next HOA board meeting takes place on Wednesday, Jan. 22 from 6:30 to 8:30 p.m. at nearby Parr Library in the conference room. The meeting kicks off with an open forum for neighbors to bring forth issues of importance to them.

