



Summer 2023 Newsletter

Hello All,

First, welcome to our new residents, hopefully you are getting settled in and adjusting to this Texas heat if you are new to the area! You should have received a welcome message that included a lot of information along with instructions for getting an access card to the swimming pool and a copy of the pool release that needs to be completed and emailed back to get the process started if you plan to use the pool.

Also, regarding pool cards, if your card is lost, please report this immediately to board@reattaridge.org so that the card can be disabled. We reset the cards this year and discovered that 20% of the cards had been lost but never reported which leaves the pool open to a lot of unauthorized users.

It has been a busy year so far and we have recently completed the flower bed refresh at the entrances and around the pool. This was a major project that took several weeks and effectively replaced the plants we lost during the 2021 freeze, refreshed the mulch, and repaired the sprinklers in all the bedding areas.

If you are planning to make any changes to the exterior of your home or landscaping, please submit a request to our ACC committee for consideration and approval prior to starting the work. Please submit the request early, they usually respond within 10 to 14 days, but it could take longer, so plan accordingly. Failure to obtain approval may result in substantial penalties and cost for correcting any changes made that do not meet our community guidelines. ACC request should be submitted online at [Reatta Ridge – ACC Request – Reatta Ridge](#).

Since Snowmageddon of 2021 we have been lenient on landscaping and flowerbed requirements. It has been difficult to get plants and workers to complete the tasks, which also delayed the refresh on our HOA beds as well. But this year plants and workers have been more readily available. That said we need everyone's help in getting the yards and flowerbeds back in shape for 2024. This includes removing dead or dying plants and trees, backfilling dirt that has washed out where required, replacing grass and plants that have died, and in general maintaining your landscape back to its original level. A dirt yard is not acceptable, if the trees are overgrown and have not been maintained they will need to be trimmed, thinned, and arched up to allow sun to reach the grass so it can grow before resodding or seeding. We will begin sending notices soon but are willing to work with you on timing to allow for better planting times in the fall and spring. Fall is an ideal time for resodding and planting shrubs and plants, that will allow several months for the plants to get established before the heat turns up from June-August. If you have questions or need information regarding this, please reach out to the board at board@reattaridge.org. Also, don't forget to submit an ACC request with your proposed plans on our website at [Reatta Ridge – ACC Request – Reatta Ridge](#).

Violations are never a pleasant topic and fortunately a large majority of our neighborhood rules without any interaction from the board, but there are usually a significant number of violation notices every time we do a compliance drive, and most are related to the very basic rules listed below. These are included in welcome messages to new residents and typically included on most newsletters as well. **Please review the list below and keep them in mind**, we would much prefer to reduce or eliminate the time spent sending violation notices for these basic rules that everyone should be aware of.

- Trash & Recycle – Our schedule for pickup on Thursdays, we allow cans to be out from Wednesday night – Thursday night. At other times they must be stored out of view behind the fence or in the garage.
- Parking – We do not allow overnight parking of boats, trailers, RVs, inoperable/unregistered vehicles or basically any vehicle other than customary passenger vehicles that are in use.
- The yard and landscape should be maintained regularly.
- No outside storage of items within view from street.
- Basketball Hoops are not allowed to be left in view when not in use.
- No construction or modifications are allowed to the exterior of your home or landscaping without prior approval by the ACC committee. Request may be submitted online at [Reatta Ridge – ACC Request – Reatta Ridge](#).

Violation Process - The first notice regarding a violation is emailed and there is no charge for this notice. This is the first step in the legal process which is documented and on file with Denton County. Most of these notices have a 14-day window to bring the issue into compliance, but in some cases, including overgrown yards and parking violations, the time frame may be as little as 48 hours. The expectation is that the issue be resolved quickly without further interaction.

If the issue is not resolved within the allotted time noted on the violation or the issue recurs within 6 months, a final notice will be issued followed by fines if the issue continues or reoccurs within 6 months. **Final notices and fine notices are required to be mailed via certified mail and mailing cost is back charged to the property owners on these notices in addition to any fines or fees assessed, currently the charge is \$10.**

Park Improvements – One of our residents, Bret Taylor has been in contact with the City of Justin regarding improvements to Reatta Park. The City would like to have some input on what improvements citizens would like to see for the park. Bret put together a survey and would appreciate it if everyone would take a few minutes and complete the survey at the link below. He will then the information collected to the City Parks Department.

[Reatta Park Improvement Survey](#)