



News from the BOD



The next BOD meeting is scheduled for February 25, 2004 at 7:00 pm. It will be held at the Carpenter Recreational Center in Plano located on Coit Road. Remember this is your community. You are invited and encouraged to attend any and all BOD meetings. By the publication of this newsletter, you should have received your new dues payment book. If you currently are having your dues drafted from your account, you will not receive a payment book. However, if you have not received your new payment book,

please contact CCMC.

Since we are discussing your HOA dues, I hope all of you noticed that our payments are to be sent to a new address:

Kingsbrook at Ridgeview HOA
C/O CCMC
PO Box 105007
Atlanta, GA 30348-5007

Social Committee Calendar for 2004

This is the tentative schedule that our Social Committee has planned for the year. If you have any questions, suggestions, or would like to help with or host an event, please contact Pia Lucero at pia.lucero@comcast.net or 972-965-9240.

March
Fri. March 12, 2004-Game Night / Recipe Exchange (Salad or Dessert)

April
Sat. April 3, 2004-Community Clean-up Day
3rd Week of April-Yard of the Month.
Sat. April 24, 2004-April in Paris (wine party)

May
Sat. May 1, 2004-Ladies Tea
Sat. May 15, 2004-Spring Community Garage Sale

June
Sun. June 6, 2004-Backyard Tours

Fri. June 18, 2004-Happy Hour
3rd Week of June-Yard of the Month

July
Sun. July 18, 2004-Ice Cream/dessert social)

August
Tues. Aug. 3, 2004-National Night Out-Grill/BBQ
3rd Week of August-Yard of the Month

September
Sat. Sept. 11, 2004-End of Summer Blow Out Pool Party/BBQ

October
Sat. Oct. 9, 2004-Fall Harvest Party
Sat. Oct. 16, 2004-Fall Community Garage Sale
3rd week of October-Yard of the Month

November
Month of November-Food Drive
Sat. Nov 13, 2004-Chili cook-off

December
Month of December-Food Drive continues thru 22nd.
Sun. Dec. 5, 2004-Cookie Exchange Party
Sat. Dec. 18, 2004-2nd Annual Holiday Open House

3rd Week of December-Yard of the Month

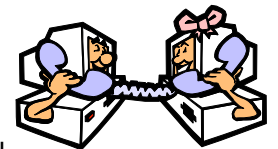
Landscaping Schedule

2/4/04 – Mowing, aeration, and pre-emergent
 2/18/04 – Bed and hedge trimming
 2/25/04 – Mowing
 3/17/04 – Regular weekly mowing starts

Remember, your backyard is mowed bi-monthly. If you would like your backyard mowed weekly, please contact CCMC. There is an additional charge for mowing on a weekly basis.

HOA Website

We are getting close to unveiling the new HOA website. It will have lots of information and will be a primary place to communicate with the community. Keep checking The View for the grand opening/viewing.



Parking in our Neighborhood

The parking in our community has become a very touchy subject for many of our residents.

All of us need to do our part to help alleviate the parking issues.

Below is what is stated in our Rules and Regulations.

Parking Automobiles

- Parking in the areas near the mailboxes is designated for guest parking. Please inform your guests, as a courtesy to other residents of the community, to park in these parking places.
- Automobiles deemed (by the Board of Directors or its agent) to be abandoned or stored and automobiles causing damage to any of the Common Areas (structures, landscaping, shrubs, etc.) may be towed at the owner's expense.
- Any major repair of automobiles shall not be allowed outside of the garage. i.e. oil changes.
- The maximum speed allowed is thirty (30) miles per hour on the streets, driveways, and parking areas located on the premises.
- No excessive horn honking.
- Disorderly conduct is not allowed and is subject to fine for each violation, as determined by the Board of Directors.
- No double-parking.
- No "For Sale" signs permitted on automobiles.
- If this policy is not observed by the homeowner or renter, the occupant of the townhouse will be fined in accordance with the fine schedule listed on page 21 of the Rules and Regulations.

Parking Recreational Vehicles, Boats, Trailers, etc.

- Recreational vehicles, boats, commercial truck, etc. and trailers may not be stored on the premises except in an enclosed garage (with closed door).
- Vehicles stored or parked improperly will be towed away at the owner's expense.

Next BOD Meeting

The next BOD meeting is on February 25, 2004 at the Carpenter Recreational Center on Coit Road. The meetings are scheduled for the fourth Monday of the month.

Holiday Decorations

Please make sure that your holiday decorations have been taken down. There were still some homes adorned with lights and ribbons recently. The Rules and Regulations state that all outside holiday decorations must be removed within 12 days of the holiday.

Living Together as a Community

Please remember that we have bylaws in place at Kingsbrook that we all agreed to when we moved into the community. People who lease in Kingsbrook are also required to comply with these rules. If you don't have a copy of the bylaws, please send a request to Caroline Winton at CCMC and she will forward you a copy. Some rules that are commonly violated include:

- For Rent or For Lease signs are not allowed to be displayed
- Always walk your pet on a leash as stated in Plano's Leash Law

- No automobile repair shall be done outside of your garage
- Garbage cans are to be stored out of plain view
- Satellite dishes are in an approved location

If you notice violations to any rules or regulations in the community, please send a note to Caroline Winton at CCMC. Do not expect your Board members to take action on any of these issues, it is the responsibility of the management company to notify the resident.

Update E-mail with CCMC

As many of you probably noticed, CCMC has the ability to make important announcements to our whole community via e-mail. It is the quickest and most effective way to communicate important information. However, this method of communication only works if CCMC has your correct e-mail address. Please send Caroline Winton an e-mail (see address in Contacting Someone) with your proper address so that you won't be left out when there is important news.

Contacting Someone



- Here are some contact numbers:
- CCMC Management Company
214-696-8883
 - CCMC Representative
Caroline Winton
cwinton@ccmcnet.com
 - Plano Police Non Emergency
972.424.5678
 - Plano Fire Non Emergency
972.941.7159
 - Frisco ISD
469.633.6000