

# ACC SPRING UPDATE

## *What is the ACC?*

The Ridgeview Ranch Architectural Control Committee is the governing body charged with using it's best efforts to promote and ensure a high level of taste, design, quality, harmony and conformity throughout our community.

## **NEW ACC FORM**

Now that we have changed management companies, we have a new ACC form. Please go to [www.ridgeviewranch.org](http://www.ridgeviewranch.org) and click on the ACC tab. You will see a button for the new ACC form. Please mail/fax/e-mail your forms to Diane Parker, CCMC, 1515 Heritage Central, Suite 100, McKinney TX 75069. The fax number is 972-529-9330 and the e-mail is [dparker@ccmcnet.com](mailto:dparker@ccmcnet.com). Remember, your form must be approved BEFORE you begin work. Also, don't forget your city permits!

### **PLEASE SUBMIT THE FOLLOWING PROJECTS TO THE ACC FOR APPROVAL BEFORE YOU BEGIN WORK**

- Fences/Trellises/Arbors
- Trees/Landscape additions
- Gazebos/Sheds/Playhouses
- Pools/Hottubs
- Patio covers/Awnings
- Painting/Staining/Color Changes
- Storm doors/Solar screens
- Other exterior modifications

*City of Plano permits must also be obtained and are required for fences, patio covers, swimming pools, additions and alterations, accessory buildings and other outdoor improvements. Please go to [www.plano.gov](http://www.plano.gov) and look for the building inspections tab.*

*Permits may be obtained at the satellite office located at the Davis library, 7501 Independence. Don't risk getting a fine! Call them at 972-208-8100 if you have questions.*



## **HEALTH WARNING!**

Does your chimney and trim have the dreaded "peeling paint disease"? Your home is one of your biggest investments, so let's stop the spread of this ugly disease and paint this spring! **IF YOU ARE RE-PAINTING YOUR HOME WITH THE SAME COLOR, ACC APPROVAL IS NOT REQUIRED. PLEASE REMEMBER CONTRACTOR SIGNS ARE NOT ALLOWED.**

- **CHIMNEYS, TRIM, SIDING, AND GARAGE DOORS.** Take a look at these items. Do they look old and faded? Is the paint actually peeling? Whether you are a "do-it-yourselfer" or you plan to hire someone, please add this maintenance item to your priority list. Not only will you keep our neighborhood looking nice, you will protect your home from water damage and much larger expenses down the road.
- **FRONT DOORS**-Paint or stain can do wonders to enhance its appeal! Also, adding a few coats of marine grade polyurethane can extend the life of your new paint job.

## **Noisy Pool Pumps**

Do you have pool equipment in close proximity to your neighbors? Please be considerate of the hours and amount of time you run pool equipment as you could be keeping your neighbors up at night! All residents have the right to "quiet enjoyment" of their property, so please be considerate!

# RE M I N D E R S

- **Boat Storage**-If you wish to store your boat or marine craft on your property, please remember it must be completely screened from view, including the tow bar. Also, the City of Plano does not allow overnight parking of any boat or trailer on city streets.
- **Solar Screens**- Solar screens are one of several ways of reducing your cooling bills in the summer. Although solar screens are allowed in Ridgeview Ranch, homeowners are required to obtain ACC approval before installation. In order to help protect the aesthetic character of our community, all solar screens on front windows must have “custom grid” or “divided light”. In order to avoid costly modifications, please make sure you have received approval before placing your order.
- **Keeping Cars off the Street**-Please park cars in your driveway or garage whenever possible. Not only will this improve safety for children, keeping cars off of the street will minimize the risk of auto accidents. Also, keep in mind that any car parked on the street must have current license plates, inspection stickers, and be in working order.
- **Contractor signs**-When having work done on your home, please ask your contractors not to place advertising signs in your yard. If you would like to let other homeowners know of a pleasant experience you had with a contractor, we will be happy to publish your article in the newsletter or on our website at [www.ridgeviewranch.org](http://www.ridgeviewranch.org)



## ACC COMMITTEE VOLUNTEERS

Caroline Chandler

Matt Jordan

Robert Shaffer

Billy Guynup

Dante Lorenzo

Regina Richardson

Jim Brady

Kevin Mertz

Don Roseborough

## *Fence Maintenance 101*

Does your fence look like it's 90? Not quite ready to replace it? Here is a quick “facelift” to give your fence a few more years of life. Remember to always follow manufacturer directions and wear gloves/eye protection.

- Replace all broken, decayed, and warped pickets
- Spray a fence cleaner/brightener on your fence, let sit 15 minutes, scrub with a brush, and power wash. Repeat as necessary.
- Let dry 24 hours and re-stain fence

**WATERING RESTRICTIONS  
ARE IN EFFECT!  
YOU MAY ONLY RUN  
SPRINKLERS ON TUESDAYS.  
OTHERWISE, HAND WATER. GO  
TO [WWW.PLANO.GOV](http://WWW.PLANO.GOV) FOR  
FULL DETAILS AND WATER  
CONSERVATION TIPS.**

# [www.ridgeviewranch.org](http://www.ridgeviewranch.org)