

THE STONERIDGE

NEWSLETTER



Message from the President

August 2011

Dear Fellow Co-Owners

We look forward to seeing everyone at the annual property owners meeting will be held August 13th at 10:00 a.m. at the Clarion Hotel on Hwy 7 South. RPM Management will be sending out the official notices along with an informational packet for your review. If you cannot be present, please complete the “Proxy Form” on the back page, tear off, and mail in to Sally Adams, Secretary, or give it to another co-owner you know that will be in attendance. The only issue we will be voting on is to fill one (1) Board position currently held by Steve Hockersmith whose term expires at the end of the year. Board Members Sally Adams and Dr. C.W. Peeples expire 12/31/12 and Johnny Hudson and Jack Tharp expire 12/31/13. We must have 51% or 31 units represented to have a quorum and have an official meeting so your attendance is greatly appreciated.

*Kindest Regards,
Steve Hockersmith, Board President*

MESSAGE FROM:
RPM Management Company



1501 N. University, Suite 930, Little Rock, AR 72207
(501) 664-7807 ▪ Fax: (501) 664-0145 ▪ rpmmgmt@rpmrealty.com

MESSAGE FROM RPM MANAGEMENT CO., INC.

I look forward to meeting many of you at the Stoneridge annual meeting on August 13, 2011, at 10:00 a.m. at the Clarion Hotel. By that date RPM will have presented an up-to-date financial report to the board of directors.

I will be attending the annual meeting to answer questions.

I trust that you and your family have enjoyed the summer at your beautiful property.

Please do not hesitate to call me if you have any questions.

Vaughn McQuary

664-7807

vmcquary@rpmrealty.com

Website:

For any of the owners needing information about Stoneridge please be reminded that you can go to the web site at www.stoneridgehotsprings.com and access almost anything to do with Stoneridge. Especially important to owners is the "Member Area" than can be accessed with a user name and password. Each of the owners have been previously provided this information but if you find that that you are in need of it please call us at (501) 664-7807 or email me Ron Goss @ rgoss@rpmrealty.com or Vaughn @ vmcquary@rpmrealty.com

Account information:

During the last year Spann & Associates reported there was significant communication with the owners regarding the special assessment that was due and payable during 2010. I trust that everyone has received adequate notification of balances remaining, if any, for both the regular monthly assessment account and the special assessment account. They did not mail statements to any owner who had a zero balance or a credit balance in either account in an attempt to hold down mailing costs. Should anyone need to discuss either of these accounts please give us a call.

PROJECT UPDATES



Dock Maintenance-

We will continue to replace cross bracing, bolts, nuts, and perform ongoing maintenance on all the docks as needed to keep our docks in good shape. They are literally irreplaceable. Ask Entergy

Erosion Control

We have completed a number of areas and continue to work on replacing the rotted cross ties that act to stabilize certain landscape areas around the grounds.

Grounds

We have had several meetings with the new landscape folks and are making progress on the transition and how we want certain things to look around the complex. They have been most cooperative and I think we will continue to see our property looking better and better.

Bradford Pears

We are going to "daylight" the trees so we can keep from losing them to a storm and also be able to see through them

Operations Policy By-Laws & Minutes

Reminder: Next scheduled Board Meeting is our annual meeting to be held Saturday, August 13th, @ 10:00 am. at the Clarion Hotel on Hwy 7 South

Owners ----- **You are responsible for your guests and renters. Please respect the rights of others and the common area property that belongs to all of us. Report any inappropriate activity to Richard Chance**

***** *Anyone contemplating the replacement of windows, Please visit with Richard. If you can postpone until we can complete our overall "Renovation Plan" (in progress) of all the exterior siding and fascia we might be able to avoid duplicating work and in essence paying for this twice. If you are replacing windows and have thresholds that need repairing that you deem are the responsibility of the regime and are going to request reimbursement, you must have Richard's approval prior to construction. ******

www.stoneridgehotsprings.com

MESSAGE FROM: **RICHARD CHANCE**

ALERT: *****

We have had several Air Conditioning condensation lines stopping up. Please pour a cup of Clorox in your HVAC system condensation line to keep the drain line from clogging up and creating a mess. If you need help – give me a call

PLEASE CHECK YOUR SMOKE ALARMS

We've had several alarms going off in various units that need batteries replaced.

With summer approaching please refresh the association's rules for the pool and clubhouse areas-----

CLUB HOUSE, SWIMMING POOL, SAUNA, HOT TUB

1. Posted rules are to be followed precisely.
2. No furniture is to be removed from the area for any purpose.
3. The pool area will not be reserved for private use.
4. The pool area is to be used only by owners, owners' invited guests, and renters. Renters are not to invite more than four guest per unit.
5. The pool area hours are from 6:00 a.m. to 12:00 p.m. and are to be quiet after 10 p.m.; in particular, this means no loud music or other loud sounds.
6. No pets are allowed in the pool and clubhouse area.
7. No Smoking allowed in restrooms or clubhouse area.
8. The club room may be reserved through the POA managing office.
9. If the clubhouse is not properly cleaned after use, the charges for cleaning will be assessed to the appropriate owner.
10. All electrical devices are to be turned off, except the refrigerator, and the clubhouse is to be properly locked.

Reminder:

Access codes to those areas can be found on the web site or you may call Richard at 318-4151

Great site for Lake Hamilton information-----The site is:

http://www.entergy.com/content/operations_information/hydro/pdfs/general_permit.pdf

SALLY'S CORNER

Tips & Information

(Sally Adams (#305) is a Board Member, resident of Hot Springs, and a great resource for local knowledge)

Grannie's Ice cream, at the corner of our entrance and is operating in conjunction with the new "Duck Port". The area also includes a sandwich shop, etc.

The Corner Liquor store, about 1 mi. south of us on Hwy 7, is a good alternative and is suppose to have the best liquor and wine prices/selection in the area.

Try a new ice cream eatery called "NUM NUM'S" located on Hwy 7 north of the bypass just as you top the hill and can see Oaklawn Park on the right. They have unique flavors such as "avocado" and it's all made fresh and natural. Really is a different experience.

The English muffin is quite popular across from the Clarion. They have more of an extensive menu than their name implies.

For the owners who like to dine out, "Jahna's" is the hot new Italian restaurant in Westport Plaza on Hwy 70W (Airport Rd.). Take the Bypass to Hwy 70, and head West about 1 ½ miles. It's on the left in the Plaza and is worth the extra few minutes of travel time. Actually, it's much quicker than heading uptown.

Sally Adams # 305 501-538-5402 sarafadams@gmail.com



Please keep your e-mail addresses current. This enables you to receive information quicker and saves us the cost and time associated with postal delivery.

Send additions or changes to:

skhock@swbell.net

Don't worry if you have not joined the computer world---we will continue to send yours by mail

Reminder:

Owners ---- You are responsible for your guests and renters. Please respect the rights of others and the common area property that belongs to all of us.

We now have a loading and unloading dock marked and available for guest of Stoneridge in front of the "swim dock" on the north side. No overnight tie up is allowed. Report any misuse to Richard Chance

Parking

Please make sure to respect your fellow owners parking areas. This applies to boats as well. If you have renters they must be monitored by you. This is your responsibility. Richard has no way of knowing if a car or boat is in the proper designated space belonging to that unit.



- Please break up all large boxes before placing them in the dumpster.
- Additional Newsletters are available and located by the mailboxes at the front gate
- Do not place in common areas, or dumpsters, appliances, furniture, or other large trash items to be hauled off by Stoneridge. Make arrangements through Richard for this service.

Stoneridge Board Members

Dr. C.W. Peoples chesterpeeples@aol.com
Jack Tharp jacktharp@sbcglobal.net
Sally Adams sarafadams@gmail.com
Johnny Hudson jhudson@hc-cpa.com
Steve Hockersmith skhock@swbell.net

AREA RESTAURANTS

Good Restaurants close by:

Mexican: Jose's Cantina. Go south on Hwy 7 from Long Island Dr. / Pump the brakes at the Baymont Hotel, Jose's is right there on the left. Great food

Jason's Burgers and more. Further South on Hwy 7. Take a right on Amity Rd. One block down, on the right.

Fisherman's Wharf. Go north on Hwy 7 from Long Island Dr. Right across the bridge. Good indoor/outdoor dining. Always good.

Back Porch Grill.

Past Fisherman's Wharf in SunBay hotel on the left. Good deck for a Sunset.

J&S Italian Villa. Past Fisherman's Wharf, before SunBay, also on the left on top of hill. Wednesday night is Ladies night. I've never had a bad meal here! Vallet Parking / Piano Bar/ Great View

Doe's Steak Place. Go north across bridge and before next causeway on left next to Futrell Marine- 4918 Central—Dine on the water / music / Great Steaks and tamales

Kids can feed the fish and turtles outside
Odies House of Blues. 4 miles North on Central from Long Island. It's the latest hot spot in Hot Springs. Excellent food (Steaks, Seafood, Cornish Hen, Pasta). People rave about the lobster bisque soup. I like the house salad with grilled shrimp for a light dinner. Always good food and music. You can eat in the Lounge area if you choose where there is live piano or guitar until 8:00 pm. Live band music starts at 9:00 pm.

Giligan's (across the street by the Belle)
Great breakfast overlooking the lake downstairs



- **Be sure and change your HVAC filters every 3 months. This will extend the life of your system and also cut down on your utility bill.**
- **Please place your trash in the designated buildings and make arrangements to haul off large items**

BE A GOOD NEIGHBOR

Please refrain from using the balconies as collectors for "junk" and unsightly items. Let's dress up our balconies and make the overall appearance of Stoneridge pleasing

Stoneridge Newsletter

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This is an example of the accent “stone” siding application that is being placed on building #2 and how the other buildings will look sometime in the future.



Before



After



Before



After

IMPORTANT NUMBERS

911

Garland County Sheriff

622-3660

Poison Center

1-800-222-1222

Richard Chance, Manager

318-4151

NOTES
