



Tips for New Homeowner Success

We know there are many tasks to check off your list when you purchase a new home. We thank you for your time and attention to the list below. Our goal is to help you get the most out of your membership in our association and to illuminate the scope of SRCA daily operations and services.

CONNECT

☐ **Register for a private online homeowner account.**

If you need assistance with setting up your account, please email Service@Ciramail.com or call 855-877-2472.

☐ **Sign up for SRCA e-news blasts.**

To subscribe to our official e-blast list, scroll to the bottom of any page of our website at www.StonebridgeRanch.com and submit your email address via the 'Stay Connected' form.

☐ **Join our official Facebook group.**

For a direct link to the group, plus details regarding the group's user policy/guidelines, visit: www.StonebridgeRanch.com/official-srca-facebook-group/.

☐ **Read the *Stonebridge Ranch News Magazine*.**

The monthly magazine is the official publication of the SRCA. If you ever miss your copy in the mail or want to read past issues, you can find digital versions online at www.StonebridgeRanch.com/stonebridge-ranch-news/.

☐ **Subscribe to broadcast text messages.**

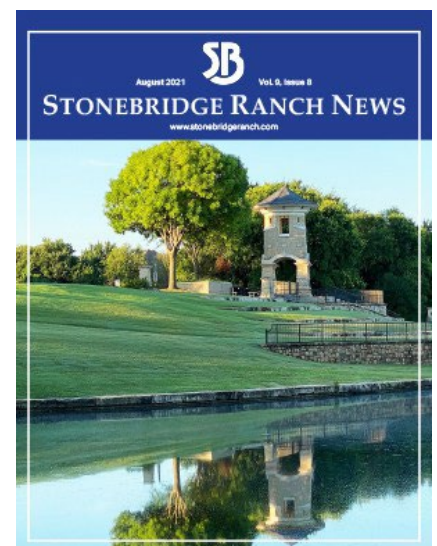
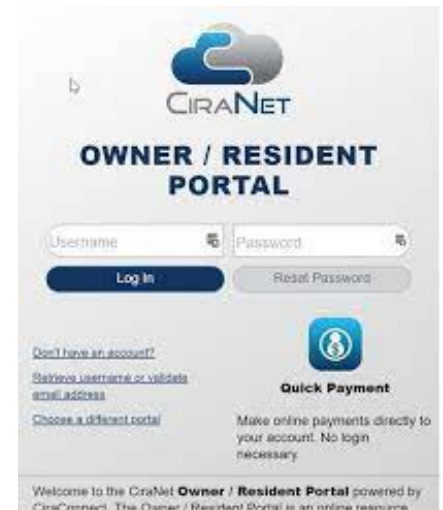
Stonebridge Ranch texts cover topics of general SRCA interest, such as assessment and voting reminders, closures of our amenities or events due to schedule changes, inclement weather, etc.

To opt-in to this service, simply text 833-410-2060 and enter keyword SRCA.

☐ **Contact SRCA staff or GrandManors Resident Service.**

The SRCA/GrandManors onsite staff assist with questions related to daily operations of the Association, such as resident use of amenities and Stonebridge Ranch IDs, common area landscaping and park maintenance, SRCA communication channels, Courtesy Patrol, violation notifications, Modification Applications, and more! For your convenience, you can contact onsite staff via multiple remote methods:

- By the Submit a Question form on our website.
- By phone at 214-733-5800.
- By email at STONEB@Ciramail.com.



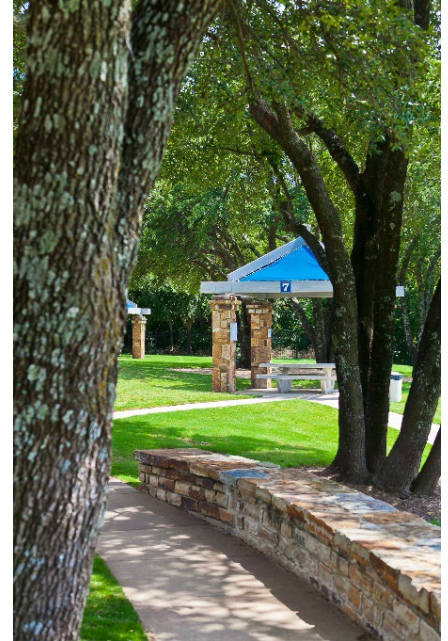


Some reasons to visit the onsite office at 6201 Virginia Parkway include:

- Picking up Stonebridge Ranch IDs for your household. (Note: to save one trip to the office, you can submit your form and identification documentation remotely. Staff will notify you when your IDs are ready for pickup.)
- Renting a Beach Club pavilion during pool season or renting the Community Room.

The SRCA contracts professional management company, GrandManors to support our community and homeowners in numerous ways. The on-site SRCA staff is available to assist Monday to Friday, 8:30 am to 5 pm. You can reach the GrandManors Resident Service Center at 855-947-2636 or STONEB@Ciramail.com for questions related to:

- Billing and payments for your SRCA account.
- Resale certificates.
- Registering for your online account or resetting your password.
- Updating information in your online account.



LEARN

- **Explore www.StonebridgeRanch.com.**

A key SRCA value is to make information readily available to current residents, as well as to realtors and prospective homeowners. The SRCA provides a comprehensive, public website which includes governing documents, policy guidelines, and more. We suggest you take a few minutes to familiarize yourself with how the website is organized and all the information you can find there.

- **Skim the SRCA Modification Design Guidelines.**

It takes all of us working together to protect the look and feel of Stonebridge Ranch and our premier property values and curb appeal. Homeowners are responsible for maintaining their home's exterior according to SRCA guidelines. Find the *SRCA Modification Design Guidelines* document at www.StonebridgeRanch.com/modification-design-guidelines/.

- **Read the guidelines for your neighborhood.**

In conjunction with the *SRCA Modification Design Guidelines* linked above, many neighborhoods have established village guidelines which protect unique aesthetic features. When a project type is covered in both the SRCA and village guidelines, homeowners need to follow the most restrictive guideline.





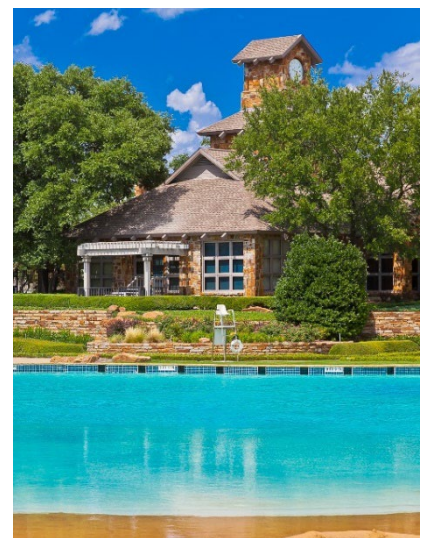
□ **Study standards for exterior home upkeep.**

Section 9.12 of the SRCA *Covenants, Conditions, and Restrictions* provides homeowners with landscape maintenance guidance. The basic standard is that each property should be maintained in a “safe, clean, and attractive condition.” See more details at www.StonebridgeRanch.com/home-upkeep-101/.

□ **Note our community’s important dates.**

Below we have listed some key dates to keep in mind. **Note! All dates listed here (except for the January 1 assessment due date) are subject to change.** For confirmation as these dates approach each year, pay attention to mailed notices and to the official SRCA communication channels (as outlined above under the ‘CONNECT’ portion of this checklist).

- **JANUARY 1.** The annual assessment payment is due. Regardless of the payment or statement method they choose, homeowners need to make sure their payments are posted to their SRCA accounts (or that they set up a payment plan) by the due date. (Note: Mailing postage dates, ACH payment withdrawal dates, etc. do not count as the date of receipt by the SRCA. The date of record is when the payment is posted.)
- **FIRST WEEK OF FEBRUARY.** Voting begins in the annual board election. Typically, February is also when fines begin to accrue if the annual assessment has not been paid (or if the homeowner has not set up a payment plan).
- **FIRST THURSDAY IN MARCH.** Historically, this has been the date for the SRCA **Annual Meeting**, the culmination of the board election.
- **WEEKENDS IN MAY.** SRCA pools open. Be sure to get Stonebridge Ranch IDs for all your household members above age two. Pool access is granted only if the homeowner’s SRCA account balance remains less than \$50.
- **MEMORIAL DAY.** Pools open full-time for the summer season. Each pool is closed one day a week for cleaning. Historically, this has been Mondays for the Beach Club and Tuesdays for the Aquatic Center. The open dates for the pools are published in the April issue of Stonebridge Ranch News and on the webpages for each pool. **Note! Google is not an official SRCA communication channel. Pool hours listed by any third-party search engine may be incorrect.**
- **THIRD SATURDAY IN SEPTEMBER.** We host our biggest annual party, our anniversary bash. *Stonebridge Ranch Day* typically includes a car show, largescale Beach Club party, concert, and fireworks over Stonebridge Lake.
- **DECEMBER 1.** Annual assessment statements are sent by this date. For homeowners who do not choose to receive an emailed e-statement (an elective step which can be completed via their private online account), we mail the statement via USPS to the property address we have on file.





☐ **Discover who can answer your questions.**

For questions related to SRCA policies, guidelines, operations, or your property account, we urge homeowners to contact our management staff for verified answers, rather than posting queries on social media. Even the most well-meaning of current SRCA neighbors can give incorrect advice that, when followed, might lead to issues with your own SRCA account. (For example, a resident from a different village might respond with advice that relates to their neighborhood guidelines and not yours, or they may not understand how the dimensions of your specific yard impact the implementation of guidelines.)

DO YOUR PART

☐ **Maintain your yard and properly stow trash/recycling bins.**

Regular exterior maintenance by homeowners throughout the community protects our premier property values and curb appeal. Properly storing bins helps prevent trash from spilling and blowing throughout Stonebridge Ranch and contributes to a tidy appearance. See more details at www.StonebridgeRanch.com/home-upkeep-101.

☐ **Check the guidelines before making modifications.**

As the very first step when planning any exterior home improvement or repair project, it bears repeating: please read the *SRCA Modification Design Guidelines*! Modifications which do not meet SRCA standards can lead to compliance violations and, in some cases, fines. These are preventable outcomes we sincerely want to help everyone avoid. See www.StonebridgeRanch.com/modification-design-guidelines/ and www.StonebridgeRanch.com/village-guidelines/ for more details.

☐ **Submit a Modification Application (when required).**

The *SRCA Modification Design Guidelines* note which projects require a Modification Application and approval by the Modifications Committee. Fines may be assessed to accounts which do not submit a required Modification Application (and when a project is not constructed as approved). See www.StonebridgeRanch.com/modifications-application-process/ for a step-by-step guide to submit an application.

☐ **Prevent nuisances in shared spaces.**

We are a community of more than 36,000 neighbors across more than 9,400 households. It goes without saying that our small actions can add up to have a big impact. One of the best things we can do to inspire good will is to prevent nuisances in shared spaces. Please, we ask everyone:

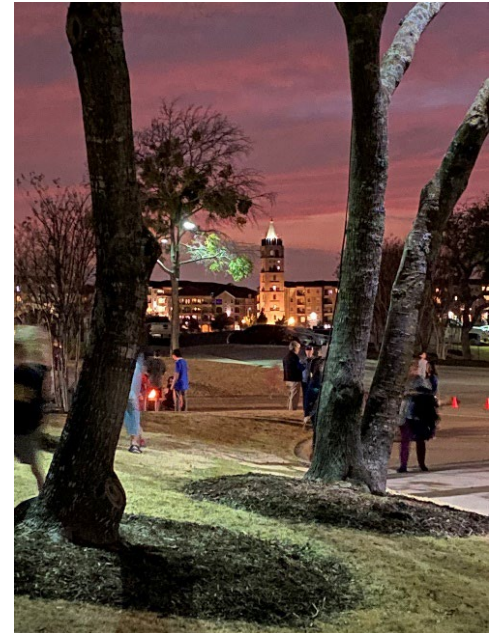


Photo by Douglas Batson





- As much as possible, prevent pet noise (such as incessant dog barking).
- When walking pets in common areas, always remember to bring the materials you will need to clean up your pet's waste. Clean-up is the responsible thing to do. Moreover, the City of McKinney requires pet owners to pick up after their pets.
- For safety purposes, the City of McKinney also requires that all pets must be on a leash no longer than six feet when in public places.
- Please do not leave trash cans overflowing when enjoying common areas. If you plan a group gathering in one of our parks, why not go the extra mile and bring your own trash bags with you? This will ensure you will leave the shared space in a tidy condition.

☐ **Pay your annual assessment on time (due January 1).**

Regardless of the payment or statement method they choose, each homeowner is responsible to ensure their payment is posted to their account (or to set up a payment plan) by the due date. One reason to stress each homeowner's responsibility to pay their assessment is out of respect and fairness for all. The fact that the SRCA can depend on everyone is a key reason our homeowners can have confidence in the annual operating budget. Stay tuned to official communication channels during the fourth quarter of the year, when we share complete details to walk homeowners through the payment process.

☐ **Vote in the SRCA Annual Board Member Election.**

The seven homeowners of the SRCA Board of Directors are elected by their fellow residents to serve three-year terms. Terms are staggered to ensure an orderly turnover of the board, so SRCA homeowners elect two or three directors each year. Voting typically begins the first week of February and may be completed electronically for maximum convenience.

ENJOY!

☐ **Get your Stonebridge Ranch ID.**

We ask residents to carry their Stonebridge Ranch IDs with them when utilizing our common areas and amenities and to access many of our events. Our Courtesy Patrol officers monitor our common areas to prevent unauthorized use by non-residents, so please be prepared to show your ID if requested. To obtain IDs for your household members, follow the instructions at www.StonebridgeRanch.com/stonebridge-ranch-ids/.

☐ **Visit any or all of our amenities.**

Stonebridge Ranch residents have access to a premier portfolio of amenities, including two pools, more than 20 lakes and ponds, over a dozen parks, and more! To learn about each one, click each thumbnail image located at www.StonebridgeRanch.com/premier-amenities/.





☐ **Attend an SRCA social event.**

The SRCA Social Committee plans a wide variety of events suited to residents of all ages. Each month, we post events to the online calendar at www.StonebridgeRanch.com/events/. Residents can also learn about events via our official SRCA communication channels, including the monthly magazine.

☐ **Befriend a neighbor or SRCA volunteer.**

Our social events are a great way to meet neighbors from other villages in Stonebridge Ranch. If you have questions about Stonebridge Ranch or want to get more involved, consider attending our monthly *Coffee, Cars & Cycles* event, which is typically held on the third Saturday. Complimentary breakfast burritos, donuts, and coffee are served in the Community Room (located at 6201 Virginia Parkway) at this event. Friendly SRCA Social Committee volunteers will be on hand to answer any questions you have about our community.

☐ **Take a walk and relish the outdoor beauty.**

The newest SRCA amenity is the Stonebridge Ranch Lake Trail, a loop of almost 20 miles contained within the boundaries of Stonebridge Ranch! From these trails, you can view our lush landscapes with majestic canopy trees and our many lakes and ponds. Convenient, evenly placed signs along the trail include QR codes that provide links to trail maps.

☐ **And so much more!**

Welcome to your new home! We hope your household has a lot of fun exploring, making new memories, and discovering all that Stonebridge Ranch has to offer. We are glad you are here!

