

SUMMER POINT HOA

SUMMER POINT FIRE EXIT AREA UPDATE

Why have the Trees at the end of Rancho Vista have been removed?

Stonebridge Ranch (SBR) owns the community emergency fire exit and the fence line, of Summer Point Village at the end of Rancho Vista Dr. This exit was landscaped by SBR, in violation of the Mc Kinney Fire Department requirements and codes and has existed in this condition for many years. This area exists only for emergency fire access and egress, otherwise the fence would run completely across.

This wide-open break in an existing fence line, as an emergency fire exit, is a unique occurrence in SBR. Unlike other SBR areas that were engineered to be emergency exits, they have cement sidewalks, stone posts and specific landscaping to facilitate emergency exits, Summer Point has none of these.

This situation was brought to the attention of Stonebridge Ranch by Mc Kinney Lead Fire Inspector, Josh Detzel, back in August and he shared this information with Summer Point's HOA President, Jim Young, that SBR was in violation and the landscaping must be removed to correct the violation.

The Summer Point HOA Board was concerned that once the landscaping trees were removed, this leaves a wide-open hole in the fence line, where no other landscaping can be re-planted. This creates security and safety issues for the homeowners of Summer Point. We asked the Fire Inspector for additional time to work with the SBR Board to both remove the landscaping and fix the security and safety issues.

The Summer Point HOA Board and the SBR HOA Board have worked together the past months and have approved a solution that benefits both communities.

SBR will build a 19-foot double gate/fence, that opens in the center, into the court at the end of Rancho Vista Dr., to provide emergency Fire Department access and egress. This gate will match the existing fence line, SBR fence coloring and be installed by Precision Fence, the fence contractor for SBR. SBR will equip the gate with a Fire Department approved KNOX Pad lock that can be opened by the Fire Department for any emergency. In addition, one gate post will be offset to provide for a crushed granite pedestrian walkway through the fence allowing for access to Ridge Road from Summer Point.

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This solution meets all of the important criteria

- Provides unrestricted emergency access to the Fire Dept. – Correcting the Violation
- Provides increased security and removes un-controlled access to Summer Point
- Eliminates unknown traffic and opportunistic crime risks from an open fence
- Provides for safe pedestrian traffic through to Ridge Road
- Approval of the project has been given by the Mc Kinney Lead Fire Inspector and the blessing of the Mc Kinney Police Department.

SBR is installing the double gate/fence and hardware at a cost of - \$ 3,721.00.

Summer Point HOA will install the crushed granite pedestrian walkway through the fence at a cost of - \$ 1,000.00. We know that this is important to many of our homeowners who need this access to Ridge Road.

Summer Point HOA is responsible for the landscaping behind the SBR fencing and has removed the dead bushes and will be adding grass behind the SBR fencing on the left side of the gate to improve and simplify the landscaping in this area. SBR controls the irrigation in this area and will be providing our water for this new landscaping.

The new double gate/fence construction should begin next week and the pedestrian walkway just after that. Then the new landscaping will be installed.

Working together with SBR Board provides an improved and a cost-effective solution for both communities.

Thank you all for your continued consideration and support.

Summer Point HOA Board of Directors