

THE
HISTORY
OF
HERITAGE RANCH 1996 – 2011

By
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In the fall of 1997, a group gathered on a Fairview farm for the purpose of breaking ground for the anticipated Heritage Ranch Golf and Country Club. Among those manning the shovels were Arthur Hill, Golf Course Designer; Dale Stotts, Division President of US Home; Lena Smith, Vice President of Sales and Marketing for US Home and Ron Robbins, Land Developer of US Home.

As the movement of dirt began on the proposed golf course, four informational meetings were held at the Hotel Intercontinental in Dallas. Articles appeared in the Dallas newspaper announcing the scheduled gatherings. These meetings were for the purpose of introducing those interested in Heritage Ranch to the proposed plans for the new division. One of the biggest cheers of the evening came when the developers stated that grandchildren could not stay at Heritage Ranch longer than six weeks at a time! Among the plans for the active adult community was the age limitation to at least one occupant, aged fifty-five and over, with the possibility of 10% of the home occupants being between forty-eight and fifty-five. However, only US Home could sell to a buyer who would have an occupant between the ages of 48 and 55. Therefore, if someone bought a home and then wanted to sell, at least one of the new occupants had to be at least 55. A person of any age could own the home. The occupancy was the key to living at Heritage Ranch. At the introductory meetings questionnaires were dispersed to those in attendance. The questionnaires asked questions with regard to the desired design of the interiors of the homes. For example, did the attendees want a formal living room in a prospective home, a formal dining room, etc. Appetizers were served. Approximately 150 to 200 people attended each informational meeting. Prospective homeowners had a chance to visit among themselves as well as the opportunity to ask one-on-one questions of representatives of US Home. This was to be the very first Active Adult Community to be developed in the North Texas area.

The initial sales office was in a double-wide trailer near the southwest corner of the property, just off Stacy Road. It was decorated western style, of course. Home plans were displayed and were available for perusing. Salesmen were on hand to take prospective buyers through the model homes near where the tennis courts stand today. Two of the model homes were villas and the other six were single residences of various designs. In the attached garage of one of the model homes was a little "café" with complimentary fresh-baked cookies, soft drinks, bottled water with tables and chairs for prospective buyers. Heritage Ranch residents took turns

manning the “café” on the weekends. However, many buyers made their final decision after they were allowed to take a golf cart and ride the cart paths of the under-construction golf course. The beauty and design of the golf course and surrounding walking trails were a big selling point.

The first homes built were villas. The first permanent residents of Heritage Ranch were Ray and Dixie Kibedeaux. They moved into their villa on Cattle Baron Court in March of 2001. Bill and Renee Walker purchased the first lot at Heritage Ranch on Shadow Creek on October 9, 2000.

New homes and prospective buyers were growing at a fever pitch. When the lovely, brick Heritage Ranch Sales Office was built near the model homes, the double-wide trailer became the temporary Clubhouse. It had a nice, covered, wrap around porch. The developer had placed a wooden Indian outside the front door as the “official greeter”. The area was beautifully landscaped with flowers and trees. The pond near the front gate was near the “Clubhouse”. Inside was a large open room which served as the workout room and the party, dance, buffet room. The exercise equipment included two or three treadmills and a stationary bicycle or two. To the right of the entrance was a room with a large table which barely fit in the room. It was surrounded by several chairs and was used for card playing and meetings. The Recreation Director’s office was to the left of the entrance. Melissa Davis was our first Recreation Director. In the back of the building was another room which could be used for meetings. It had a sink, a coffee bar and a water cooler. There was a small library near the Recreation Director’s office.

When a party was held in the temporary Clubhouse, decorations were on the walls and the exercise equipment. Many of the parties were costume parties. Recreation Director Melissa would purchase the beer and wine for the parties. A long table was set up in the room for our covered dish buffets which were scheduled the fourth Thursday of the month. The lines for the buffet would go out the front door and around the porch. Everyone wore their name tag with their address on it. At that time there were only three houses on Scenic Ranch Circle and everyone wondered where Scenic Ranch Circle was. There were not enough chairs, so most everyone ate their buffet dinner standing up on the porch.

The first exercise class was a martial arts class. There were only about 4 or 5 in the class. The instructor was very conscientious and often held classes at no charge.

After we outgrew the double-wide, the socials were held in the Medina, a furnished, US Home model home, complete with barbeque grill on the patio. Rosemary LeRoy and Sandy Gorman would go shopping at Sam's and Costco for meat and buns. The men would take turns flipping burgers and grilling hot dogs. In addition to the burgers and hot dogs, we had potato chips, cokes and ice cream sandwiches for \$2.00. There was no JC Penneys, Walmart or Kroger.....there was no CVS or 7/Eleven.

In 2001 US Home was purchased by Lennar. There were some changes in staff as Lennar became the Heritage Ranch Developer.

At the January 2002 Homeowners Annual Meeting an Advisory Committee, made up of Heritage Ranch residents, was announced. Perry Skelton, Gerri Jackson and Larry Blend were the first appointments made by the developer. This group was to meet with the Heritage Ranch Homeowners Association, which was made up of personnel from Lennar.

When the permanent Clubhouse was under construction, everyone was curious. The residents were not allowed inside during construction. The Advisory Committee did take a walk-through of the under-construction Clubhouse in July 2002. If wishing would make it so, the Clubhouse would have been finished in a week! In 2003 the Clubhouse was completed and had its grand opening. Soon the sales office was torn down and a new home built in its place. The sales office was moved across the street from the Clubhouse which, now, had model homes built by Lennar and K. Hovnanian. Lennar had added K. Hovnanian as a second builder. The Corral Grille was only open a few days a week in the beginning. However, no reservations were required for dinner.

In February 2003, the Advisory Committee was made up of Perry Skelton, Bill Walker and Don Urban. On June 10 of that year the Heritage Ranch Neighborhood Organization was formed. The purpose was to promote communication, activities, resources, education and services beneficial to Heritage Ranch residents. The President was Bob Bieschke, Vice President – Tony Macaluso, Secretary – Curtis Nelson, and Board Members – Charlotte Mazjner and Harvey McCarter. A part of the HRNO was the

Helping Hands Transportation Committee. They helped those unable to drive to doctors, hospitals, pharmacies or grocery stores. The Lend Support Committee (1) organized/distributed food to grieving families or to those recovering from surgery or illness; (2) sat with incapacitated individuals for a short time to provide respite for caregivers; (3) sent caring messages to any Heritage Ranch resident during sickness, death, or to cheer; (4) Charitable Committee collected goods for distribution to those in need. The HRNO was disbanded when the homeowners took over the HOA.

The first Arts and Crafts Fair was held on November 1, 2003. In conjunction with the Fair was a homeowner's garage sale, a bounce house and "Kids Korner" for the little ones. The garage sale was held on the parking lot at the Clubhouse. In later years there were about two other garage sales at the homes of residents of Heritage Ranch. In these sales, participant sellers would give \$10 to the Garage Sale Committee of the Heritage Ranch Neighborhood Organization. The money was used to advertise the sale, for signage and for a listing of participating addresses which was given to the prospective buyers. The buyers were not allowed inside the gate until the sale opened. The number of attendees was astounding. The garage sales made money for the participants, but caused enormous traffic congestion for the residents. After the sale ended, the Boy Scouts were scheduled to pick up the unsold items as donations for their sale scheduled later. Due to traffic problems (including speeding from one sale to the next), liability and other reasons, the Heritage Ranch garage sale was discontinued.

For several years haircuts and massage therapy were available at the Clubhouse twice a month. The Homeowner's Monthly Socials were potluck dinners. A dish was assigned to each street and those living on that street brought what was assigned to the social. These Potluck Dinners were much more comfortable in the new Clubhouse.

In November 2003 the first issue of the Heritage Ranch Reporter was produced and delivered by Star Community Newspapers. Also in 2003, the first Member-Guest Golf Tournament was held at Heritage Ranch.

The Fairview Christmas Parade was took place for the first time at Heritage Ranch in December of 2003. It was a small parade with horses, decorated golf carts, carolers and Santa. A visit with Santa was scheduled at the Clubhouse following the parade.

As interest began to grow in having on-site exercise classes, a system was developed whereby residents could purchase a "Class Pass". The passes were \$30 for ten classes or \$50 for eighteen classes. The passes were a paper card which was punched with a hole-punch each time the pass owner participated in a class. The participant, also, signed in. Completely punched class passes were turned in at the front desk for a drawing for a prize!

One of the first exercise groups was a group called the Stampede Walking Group. They met at the Clubhouse parking lot and walked for an hour or so. There were about eight people in the group from the Shadow Creek area and the three homes on Scenic Ranch Circle. Some of Scenic Ranch Circle was still under construction, so most of the walking was on sidewalks.

The 2004 Advisory Committee included Don Urban, Frank Riley and Ron Samuels. Also, that year the Heritage Ranch Tennis Club was formed. Tennis pro Jerry Simmons gave lessons, strung tennis racquets and encouraged tennis play. Due to the growth of Heritage Ranch, the Corral Grille now requested reservations be made for dinner.

The first Heritage Ranch Games was held May 10-14, 2004. Competitions included were: bocce ball, horseshoes, croquet, run/walk, bike race, I have a hammer, ping pong, golf putting and tennis. Dog obedience classes and the Exercise Roll of Honor were a part of 2004. A Temporary Financial Advisory Committee was named by the Heritage Ranch Homeowners Association. It was made up of residents Gary Hill and Gene Byrne.

The "Transition Team" was a plan which began in August 2004 during a casual conversation between Ron Seifert and Bob Bieschke. A vote was taken by the attendees of the monthly Heritage Ranch Neighborhood Organization as to a need for a transition team and as to whether to pursue it. The vote was in favor on both counts. Seifert presented his ideas to the three homeowner representatives on the HOA Board, Frank Riley, Ron Samuels and Don Urban who took the plan to the HOA Board (Lennar) who agreed to its creation. Ron Seifert was the initial Chairman, Committees and initial Chairs of Committees were: Legal, Tom Deal; Contracts, Phil Steiman; Finance, Gary Hill; HRNO Representative, Bob Biechske; Secretary, Glen Ison; and HOA Representative, Ron Samuels The Transition Advisory Board work began in earnest in 2005. The purpose was a group of resident volunteers volunteering their time to ensure a smooth transition from a

developer-managed community to a resident-managed community open to any resident. Over 100 residents worked on the Advisory Board in one way or another. They worked closely and in harmony with the developer (Lennar) and management companies (CMA and Western Golf), in addition to the officers above.

By 2005, 400 houses were occupied in Heritage Ranch. A scrapbooking class was new that year and the Heritage Ranch Chorale was organized under the direction of Jimmy Herman. In the summer of 2005 an election was held to have one homeowner elected to the HOA Board which was controlled by Lennar. Bob Bieschke, Mike Laufer and Ron Samuels ran for the office. Samuels was elected.

In January of 2006, the developer-controlled HOA Board decided to make changes in its relationship with the Transition Committee, and there came a need for additional committees to work through the planning process. Prior to this Tom Karr, Martha Skelton and Don Urban had represented the homeowners and communicated their concerns to the HOA Board. The new Transition Board and representatives were put into place to complete the work until the final turnover of Heritage Ranch to an HOA Homeowner managed community. Transition Board: Ron Samuels, Committee Chair as an HOA Director; Dick Crain, Finance; Phil Steiman, By-Laws/CCR's; Charlie Henkle, Infrastructure; Mary Naehring, Food and Beverage, Bob Bieschke, Activities; Frank Seestrom, Activities; Ron Seifert, Communications; Tom Karr, Golf; Tom Palmer, Villas; Tom Lewis, Secretary.

In March 2006 Heritage Ranch Chorale Director Jimmy Herman retired for health reasons. Jesse Young was announced as the new director.

On October 15, 2006 the first Susan G. Komen "Sleep for the Cure" pajama party was held. That same year a Chair Aerobics Class was added. A tour of the Robert Fitzhugh home led by Lindy Fisher, local historian, was also held in October of 2006. Much of Heritage Ranch was built on the original land owned by Robert Fitzhugh. Included in the tour of the mid 1800's home was the springs and springhouse, the grist mill built in 1858 and the Fitzhugh Mill Road built in 1858. The home was still supplied with water from the spring. The kitchen had the original metal countertops and hand made drawers. The attic and yard were filled with old fruit jars, tools and

other artifacts which are on display in the house. The house is being considered for an historical marker.

An elementary school in Allen was named for Heritage Ranch resident Carleena Chandler and opened in the fall of 2006! The same year the Community News Connection began publishing the Heritage Ranch Reporter. Buzz and Ona Jenkins had a party at their home on Shadow Creek celebrating the 5th Anniversary of Heritage Ranch.

The first website for Heritage Ranch residents was set up by Woody Woods and Bob Bieschke and operated for a number of years. In July 2007, the Heritage Ranch Website was opened. Those working on this project were Peggy Stapp, Te Byrne, Tony Macaluso, Harold Smith, Paul Mahoney and Ron Seifert.

In anticipation of the sellout of all the homes at Heritage Ranch and the residents taking over the control of the Heritage Ranch Homeowners Association from the developer, Lennar, an election was held in July 2007. The candidates were running for positions on the first resident managed HRHOA. Those running for the Board were: Dick Crain, Jay Goldstein, Charlie Henkle, Gary Hill, Mary Holley, Vanoy Hooker, Robert Kellogg, Kevin Kernan, Mike Laufer, Tom Morrison, Mary Naehring, Bob Northington, Tom Palmer, Ron Samuels, Michael Sullivan and Bob Yancey. Those elected were Dick Crain, Charlie Henkle, Mary Holley, Kevin Kernan and Ron Samuels was re-elected.

The new HOA Standing Committee Chairpersons were listed: Activities, Frank Seestrom; Architectural Review, David Naehring; Communications, Peggy Stapp; Covenants/Grievances, Ken Drew; Finance, Gary Hill; Food and Beverage, Jay Goldstein; Golf, Tom Karr; Governance, Phil Steiman; Health and Safety, Mary Naehring; Human Resources & Compensation, Jessie McCain; Infrastructure, Bill Nicol; Management Expectations, Dennis Heydanek; and Villas, Tom Palmer. The final turnover of the HRHOA to the Heritage Ranch residents was on September 27, 2007. The new Board elected officers. They were: Ron Samuels, President; Mary Holley, Vice President; Charlie Henkle, Secretary; Dick Crain, Treasurer; and Kevin Kernan, Director.

December, 2007 saw the Heritage Ranch Chorale caroling through the Community for shut-ins and those suffering illness. The response was very

positive as it brought a bit of Christmas cheer to all those who were within hearing distance. This has become an annual event for the singers.

The Heritage Ranch Home Owners Association Board of Directors held its first Annual Meeting at Lovejoy High School in January of 2008. A large crowd of HR homeowners were present to learn about our new Board and what was planned for the future.

Also in 2008, the Heritage Ranch Theatre Guild was organized. Thus began the presentation of two productions each year of this group of thespians for the pleasure of our Community.

Tony Trevino became the new Heritage Ranch Manager in October 2008. He had served Heritage Ranch since 2002, first as the Head Golf Professional, then as Director of Golf. Also, in 2008, our first Recreation Director Melissa Davis resigned to move with her family to east Texas. Melissa was replaced by Eric Hoyle who had previously served in the Food and Beverage Department since 2005.

At the 2009 Heritage Ranch Home Owners Association Annual Meeting in January, Kevin Kernan and Dick Crain were re-elected to another two-year-term on the HR Board of Directors.

The new shopping area at Stacy Road and U.S. 75 began to open in 2009. The road was widened and an event center was built as part of the complex shared by Allen and Fairview. Residents were pleased with the availability of shopping close by, but not encroaching on our quiet lifestyle.

The 19th Hole received a redo and a new name....The Outpost. It became a favorite place for burgers, salads and appetizers in 2009. A new club came on the scene, also, that year. The Heritage Ranch Republican Club was organized. The Communications Committee requested a new website vendor in 2009 since the current vendor anticipated business closure in a few months. Association Voice was chosen as the new vendor as it had been in business several years and offered many desirable options. The relocation of the current Website Manager at Heritage Ranch to another state required the help of two faithful volunteers to get the new website up and working by November 2010. Peggy Stapp and Te Byrne were up to the task and, after many, many hours around the clock, were able to meet the deadline!

An amendment to the CCR's was proposed by the HOA Board in 2009. This amendment had to have a "super majority" of the homeowners to vote in favor of the amendment. To abstain would be the same as a no vote. This amendment would allow for the minimum age for 10% of the residents to be between 50 and 55. The amendment passed after several months of discussion and debate.

At the 2010 Heritage Ranch Home Owners Association Annual Meeting on February 1, Mary Holley and Charlie Henkle were re-elected to another two-year-term on the HR Board of Directors. Ron Samuels had reached his term limit on the Board and, therefore, retired from the Board. Clayton Barns was elected to the Board, unopposed.

2010 brought the first Heritage Ranch photo directory. The Lutheran Church at Stacy and Country Club allowed us to use their facilities for the photo studio. A large percentage of Heritage Ranch residents had their photos taken and were listed in this very helpful aid to the Community. Much needed office space was added to the front of the Clubhouse in 2010.

The February, 2011 Heritage Ranch Home Owners Association Annual Meeting elected Ray Thompson and Bill Nicol, who were unopposed, to the Board of Directors. Due to term limits, Kevin Kernan and Dick Crain retired from the Board.

The Patriots Club was organized in 2011. This group promotes patriotism through the display of United States flags on holidays and lines the streets with flags for the Fourth of July and Veteran's Day.

Also, in 2011 the painful, but necessary widening and resurfacing of Stacy Road from Country Club to Thompson Springs was completed.

Through the years as residents saw the need, groups and organizations, fun and games, educational classes, annual parties, exercise groups, home state groups, variety shows, choir performances, theater performances, charity collections and support groups were put together. There are over 75 groups of which residents can become a part. We are living out our name.....an active adult community!

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