

Notes From the Annual Meeting

Community Vision - Capital Improvements: At the recent annual homeowners meeting the Board presented its vision for the community both short term and long term. This vision is in response to the many homeowners who have taken the time to complete questionnaires and communicated to us via email and in person.

Basically, homeowners would like to see a better maintained community, improved amenities, tighter homeowner architectural controls and covenants that are enforced. All of these will help to protect and improve our community and enhance our property values. The problem that River Ridge is currently facing is that we are an aging swim and tennis community. Our amenities are in need of renovation, some of our community property is in need of repair or replacement and we don't have enough money saved to pay for it all!

At the annual meeting the Board presented to the community our capital improvement plans for the next ten years, the budgeted cost of the phase II projects along with a recommendation for acquiring a loan to fund the needed capital improvements.

Most of the homeowners that attended the meeting elected to cast their ballot prior to leaving the annual meeting. **All but one homeowner voted yes in support of the proposed loan.**

Important Note: This loan can be serviced out of our current operating budget and we have no plans on increasing monthly assessments in the near future.

The Board is asking that you support the loan to cover capital improvement if you:

- Plan on selling your home now or in the future,
- Are concerned about homeowner property values,
- Believe improvements need to be made in our community.

We need for all eligible homeowners to cast their vote as this is a total community project. The entire annual meeting presentation is on our web site for your review. Included in the presentation is a fairly comprehensive short term financial analysis. The Board is taking a fiscally conservative and responsible approach to funding capital improvements.

We ask that if you have not cast your vote for the proposed loan, please do so immediately.

- Vote Yes: I support the Plan to Invest in and Preserve Our Community
- Vote No: I Do Not support the Plan to Invest In and Preserve Our Community

We will also have a number of volunteers that will be going door to door collecting those ballots that are not mailed in. If you would like to volunteer to collect a few of your neighbor's ballots, please contact Dana Weeks at dana@opticalservicesinternational.com.

Our website: www.riverridgehoa.net **User Name:** RiverRidge **Password for protected area:** oldenibs



Notes From the Annual Meeting, Cont.

Community Grass and Seasonal Flowers

The drought has had a negative impact on our plans to re-plant grass in the common areas and plant seasonal flowers at the two front entrances. The plan was to re-plant some of the community grass this Fall. Now that we have a total outdoor watering ban, we will move the re-planting of grass into 2008, weather permitting. As a short term solution, pine straw has been applied to those brown grassy areas that will be re-planted. We will not be planting winter seasonal flowers this year.



Architectural Control Inspections



In Spring 2008, we will start again with our annual maintenance inspections of homes. Taking care of some of the little issues can make a big difference in how our community looks, especially to perspective home buyers. The ACC committee will be looking for mailboxes that need to be painted or replaced, driveways that need to be painted (if already painted), rotting wood on the exterior of the home, exterior mildew, as well as other maintenance issues that reflect poorly on the neighborhood. We have made significant progress on the appearance of homes since we started the maintenance inspections.

Architectural guidelines are addressed and enforced by semi-annual inspection with written notice from the ACC. Per our covenants, we maintain the thirty day deadline unless otherwise approved by the board due to undo hardship.

Thank you in advance for your continual cooperation.

Monthly Assessments/Dues

As presented at the past two Annual Meetings the covenants call for the dues to be paid equally among all homeowners. Starting in 2008, all homeowners will pay the same monthly assessments/dues which is \$114. For those homeowners that are paying more than \$114, you will see a decrease. For those homeowners that are paying less than \$114, your monthly assessments/dues will increase. There will not be an increase in the total monthly assessments/dues (2008 budget), just an adjustment on how they are calculated. While some homeowners believe that the monthly assessments should be the same for all homeowners, there are others that believe they should not be. This was not a random decision by the Board, but is clearly stated in our covenants.

Covenants Changes Approved

Three of the four covenant changes were approved by the community, while one did not pass due to an issue with the wording.

Proposed Late Fee Amendment:	Passed
Proposed Utility Shut-Off Amendment:	Passed
Proposed Water Bill Amendment:	Defeated
Proposed Special Assessment Amendment:	Passed



Community Covenants

As presented at the last two annual meetings, our community covenants are very old and in need of replacement. The intent is not to re-invent our covenants but to update them to reflect our community today, not of 30+ years ago. One of the projects the Board will be looking into in 2008 is to consider if it is in our best interest to adapt new covenants. There are several issues that will need to be addressed, for example, (1) should monthly assessments/dues be the same for every lot? (2) Should Spoon Ct water billing procedures be included in our covenants? (3) Should Architectural Control standards be enhanced in order to preserve our community's integrity? (4) What can be done to better enforce delinquent monthly assessments/dues? etc. Once the Board has had a chance to better evaluate new covenants, community meetings will be held in order to get your feedback. If you have any suggestions (additions or deletions) on improving our covenants, please contact Dana Weeks at dana@opticalservicsinternational.com.

Whether you agree or disagree with Community Covenants, the primary purpose is to protect and maintain the integrity of the community while also protecting homeowner property values.

There are 209 Homes, with over 209 homeowner opinions on what is correct and only one solution! Covenants WILL NOT be all things to all people.

Continued Complaints about Dog Crap!

Ok, this topic is getting very old! We continue to get complaints from homeowners about their neighbors walking their dogs and letting them crap in neighbor's yards and community property. The issue with community property is you can't walk the streets without smelling all the dog crap. We even had a homeowner send in pictures and circled in red all the dog crap. The HOA is not the one complaining, these complaints are from Your Neighbors! Olde Clubs and other area homeowners are reporting residents are allowing their dogs to crap on their neighbors yards, along with the following community areas;

Drivers Circle: the common area near the wall. People from Spoon Court and Drivers Circle are seen letting their dogs crap along this area all the time without picking up after their dogs.

Niblick Drive: the common area near the wall. People from Niblick Drive & Niblick Court are seen letting their dogs crap along this area all the time without picking up after their Dogs.

Please note it is a violation of community covenants to not pick up after you pet. You are subject to a \$100 fine if you are reported by a neighbor. We have dog relief stations, bags and trash cans near both of these areas! Please use them.



Parked Cars on Streets

We have had many complaints about cars parked on the street. This is especially a concern over the holidays as there is an increase in home break-ins. We all deal with minimal driveway space, however leaving cars permanently parked on the street is not the answer. We have landscape trucks, maintenance vehicles, etc. parked throughout the neighborhood every week and these cars just increase the congestion on our streets as your neighbors always have to negotiate around parked vehicles.

2008 Payment of Monthly Assessments/Dues

Coupon books have been ordered for your 2008 monthly assessments/dues. Please remember that monthly assessments are due on the 1st of each month and will be considered late if received on or after the 10th of each month. This date was amended with the covenant change. You may elect to have your monthly assessments / dues paid for automatically each month with an auto bank draft. Look inside your coupon book for details on the auto bank draft.



*We wish you and your family
a wonderful and safe holiday season!*

Happy Holidays!!

From Your River Ridge HOA Board

*Season Greetings!
Larry Kambas*

*Wishing you a happy & blessed holiday!
Dana Weeks*

*Happy Holiday
Lee Sertich*

*Happy Holiday!
Gary Langford*

*Enjoy!
Dan Zenas*

*Wishing you the best
Steve Crawford*

*Enjoy!
Randy Ford*

*Happy Holiday
Tina Sprouse
Heritage Property Management*