

Ridgeline Quarterly

Our Community News



Welcome New Homeowners!

Arnold & Eleanor Saavedra (10/08/2021), Lot#27; Kristopher & Leah Lavery (11/15/2021), Lot#50; and Frank & Priscilla Bardono (12/02/2021), Lot #50.

Garbage and Recyclables

1

**DON'T OVERFILL
GARBAGE**

Find another can

2

**BREAKDOWN YOUR
BOXES**

It takes a bit longer, but
we have limited space.

3

**PLEASE ONLY PUT
RECYCLABLES IN
CONTAINER**

Garbage

We want to thank everyone for doing a really good job of garbage and recycling disposal. We haven't had any issues of garbage in the recycling bin. We are also doing much better at breaking down our boxes. Great Job!

Ash & Sand Cans



There have been some question and issues regarding our ash and sand cans. We should only be putting **cold** ash in the ash cans. Please do not put garbage into ash bins or the sand cans. The sand cans are distributed around the complex so that everyone can have access. The sand is there to provide traction on walk ways and streets in winter.

Ideally, sand should be spread on walkways, stairs and streets just before the snow hits. Once the snow has fallen, it can be extremely difficult and dangerous to haul sand to our homes. Each homeowner should consider filling a 1-5 gallon can with sand to keep near their home, so in winter ice conditions, you will have easy access to sand for your walkways and stairs.

WHAT'S RECYCLABLE

- **Plastic** Containers; shampoo containers, food containers, cups, plates, packaging, Milk jugs, Household cleaning product containers, hard plastics, plastic bags, cleaned plastic flower pots.
- **Paper**; shredded paper, magazines, phonebooks, catalogues, milk cartons, drink boxes, newspaper.. **Broken down Cardboard boxes**
- **Metals**; soda cans, tin and steel containers, **cleaned** latex paint cans, copper, brass, aerosol cans
- **Glass**; jars, bottles

Property Improvement

We want to remind homeowners that outside home improvements, especially those involving common area existing construction or cutting of trees and shrubs in the common area **is not permissible without Board approval.**

This policy is not just to protect the association, but also yourselves. There are construction rules and infrastructure which may not be obvious, that must be accommodated for in your plan. Please submit your plans to the Board before proceeding. Thank you

PARKING: PARKING IS ONLY PERMITTED IN DESIGNATED SPACES. THIS IS ABSOLUTELY NECESSARY FOR THE SNOW PLOW TO OPERATE ACCORDING TO THE "SNOW PLAN."

BOATS: Remember to check your boats for standing water.

Community Projects

Ridgeline's current needs are pine needle and garbage clean up. Yes, garbage clean up. It seems on some of the trails near and behind houses in the more secluded areas, there is some garbage and a lot of pine needles. We do have a property cleaning company to clean the common areas. However, the back areas still need clean up also. We are hoping to have a Clean Up Day and have volunteers help in spring.

It would also be good to get volunteers to help Senior or Disabled homeowners with minor tree trimming or other challenging tasks. Those of you in these situations should make the board aware and we can try to accommodate.

Happy New Year Ridgeline homeowners and residents! With 2021 in the books, we now look forward to 2022 and what it will bring to all of us. I hope everyone was able to enjoy the holidays with loved ones and our brief white Christmas! 2021 was a year of many challenges for all of us, not limited to the pandemic, as well as some accomplishments.

We have had a significant number of new homeowners at Ridgeline. I would like to welcome all our new owners who have decided to make Ridgeline your permanent home, or a vacation getaway. We have been sharing the names in our Newsletter, each quarter, and I look forward to meeting all of you over the course of the year. Please join me in welcoming our new friends and neighbors! I would also like to take this time to send our sincere condolences to the families and friends of those that are no longer with us. We continue to remember them through the stories and times we shared together.

The Ridgeline board was also able to achieve some of its goals. Our property manager ,Jarrett Sagouspe, updated our by-laws to current state standards. We updated our Fine Policy to be more effective in deterring rule and policy violations, re-established the Newsletter, installed locks on our trash cans (which has eliminated outside dumping and keep trash fees down), and changed our home inspection policy to provide owners with a summer window to make repairs and shortened the period to complete repairs for quicker turn around. These are just a few of the efforts achieved in our never-ending goal to improve Ridgeline. I would like to take this opportunity to thank the board for its dedication to the Association and the residents it serves, to make Ridgeline a better place for all of us.

We do face new challenges for 2022. We are still working on the fiscal responsibility to ensure Ridgeline has the funds to provide the necessary maintenance and repairs required. The board did approve an increase in dues to keep up with the pace of operation costs and repairs. This increase doesn't quite get us to where we need to be and may still have to consider a special assessment for future large ticket repairs. We want to be open and upfront with the fiscal aspect of our community. The two big ticket items for this year are the replacement of our mailboxes and converting our community light posts to LED to be more cost efficient and effective. Please look for our board meeting minutes for updates.

Speaking of board meetings, please join us on Zoom during the winter months on the second Saturday of each month. The board meets at 8 am and the Homeowners meeting at 9:30 am. The link is on our website at ridgelineho.wixsite.com. You can also find other useful information about Ridgeline on the site.

In closing, I want to thank all homeowners for their efforts to help make Ridgeline a great place to live and vacation. I know many families enjoy getting up to our "cabin" to relax, boat, and play in the snow.

Warm Wishes,

Larry Sisk
RHOA President