

2008-2010  
Board of Directors

1 S T Q U A R T E R 2 0 1 0

# The Ridges

R E V I E W

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To report maintenance and repair issues, attend monthly Board meetings, reserve ball fields, RSVPs, with questions regarding annual dues and billing, and for questions, comments or general information, contact RHOA property manager Sam Baratta at 402-672-0233 or [ridgeshoa@cox.net](mailto:ridgeshoa@cox.net)



## Annual Easter Egg Hunt

The annual Easter Egg Hunt will be held on **Sunday, March 28 at 2:30** at Center Ridge Park. Children and grandchildren of all RHOA homeowners, current on their dues, are invited to attend. **Volunteers** are needed to help stuff eggs, prepare gifts, set-up and clean-up. Contact the RHOA Property Manger at your earliest convenience if you would like to help, and to **RSVP by March 24** if you plan to attend this fun event. Rain/snow date: Saturday, April 3.

## Gingerbread House Decorating Party

Over **100** neighborhood children and grandchildren turned out on December 5 to decorate 85 gingerbread houses at Spring Ridge Elementary School. A fun time was had by all who attended this wonderful, annual event!



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## 2010 Budget and Annual Dues

The RHOA Board of Directors reviews past RHOA budgets, examines each and every budget item, and carefully evaluates all proposals and contracts before finalizing the annual budget and determining the annual dues.

In planning last year's budget, the Board anticipated some deficiencies in annual dues collection due to the pending legal dispute with Whispering Hollow, and the unlikelihood of collecting from builders who were struggling with the downturn in home building. Because of these financial challenges, the Board decided to defer some maintenance until 2010. The 2009 budget was adjusted accordingly and annual dues remained unchanged from 2008 at \$465 per homeowner lot.

Although some builders still may not be able to meet their annual dues obligation for 2010, we are happy to say that the Whispering Hollow dispute

has been resolved, and annual dues collection is up significantly. Therefore, in addition to all routine services, maintenance and repairs, the Board has decided to move forward with deferred maintenance such as premium tree care, painting of neighborhood subdivision signs, and painting of all mailbox doors in an effort to fulfill RHOA's purpose, as per the covenants: the preservation of the values and amenities, the maintenance of the character and residential integrity, and the promotion of the health, safety, recreation, welfare and enjoyment of the residents of The Ridges.

2010 RHOA annual dues will be \$475 per homeowner, payable by March 15, 2010. Payment may be mailed to RHOA, P.O. Box 541056, Omaha, NE 68154. Thank you in advance for meeting your financial obligation in a timely manner.

## Email Alert System

Due to homeowner interest, the Board would like to implement a voluntary, neighborhood-wide email alert system this year. Important general announcements and urgent alert messages will be sent to your preferred email address. You will not be bombarded with endless email messages, and RHOA will not sell, rent, exchange or release to third parties any email information you submit! We would also like to gauge homeowner interest in receiving future issues of our quarterly newsletter, The Ridges Review.

To register for the email alert system, send your email address or addresses to [ridgeshoa@cox.net](mailto:ridgeshoa@cox.net), and indicate if you wish to receive announcements and urgent messages only, or announcements, urgent messages, and quarterly newsletters. Or you may complete the bottom portion of your annual dues statement and return with your payment.

## Design Review Board Update

The Board has recently updated Design Review Board Policy & Procedure and Design Criteria for The Ridges. Visit our website to review the updates before you begin any improvement. All homeowners are required to submit a request for design approval before beginning any improvement to the exterior of their home or property and failure to do so is considered a violation of the covenants. Improvements include, but are not limited to, paint colors, fencing, play sets, siding, roofing, additions, decks, patios and all landscaping projects. You may print, or submit on-line, the new Design Approval Application, available at our website. Save yourself time, money and aggravation by adhering to the covenants and waiting for written DRB approval before beginning your next project!

## General Announcements:

▼ Elections for the 2010-2012 RHOA Board of Directors will be held on **Sunday, June 13**, at the annual meeting. If you are interested in serving on the Board, consider attending a Board meeting prior to the elections. Contact the RHOA property manager for meeting dates and information. Homeowners interested in being placed on the ballot for a 2010-2012 Board position should submit their names in writing by **May 1** to the Board Secretary, Susan Ramsay, at 2230 S. 183rd Circle (Saddle Ridge).

▼ The annual neighborhood-wide **Garage Sale** will be held **Thursday-Saturday, May 13-15**. Contact the RHOA property manager by **May 10** if you plan to participate so your location will be included on maps.

▼ Neighborhood sign repair & painting and mailbox door repainting will begin when weather permits.

▼ The city of Omaha requires that homeowners remove all snow from around fire hydrants located on their property, so that fire fighters can access quickly in an emergency. Please be a good neighbor and remove the snow from around the fire hydrants when you clear your sidewalks of snow.

▼ Report all maintenance and repair issues promptly to the RHOA property manager.

▼ Unleashed, barking or aggressive dogs should be reported to the **Humane Society at 444-7800**.

▼ Street lights out should be reported to **OPPD at 800-554-OPPD**.

▼ Potholes or street repairs should be reported to Omaha Public Works at **444-4919**.

## Covenant Reminders:

▼ Homeowners that do not comply with covenants are subject to fine and possible lien placement. See Policy and Procedure for Covenant Violations on our website.

▼ Trash cans, recycling, yard waste or other garbage must be completely screened from public view, except for pick up purposes.

▼ No signs, unsightly objects or nuisances, except one "For Sale" sign per lot, are permitted on homeowner lots. This includes advertising, contractor and also political signs.

▼ No boats, RVs, campers or trailers may be stored on homeowner lots or driveways for more than three days in any month.

▼ No weeds or diseased shrubs or trees will be permitted on homeowner lots so as to create an undesirable proliferation, or detract from a neat and trim appearance.

▼ No garden, lawn or maintenance equipment will be permitted to remain outside except when in actual use.

▼ A Design Approval Application must be submitted, and written DRB approval must be received, before any homeowner can begin a home or property improvement.

## Common Areas & Park Update

Rules for RHOA common area usage have been recently updated. This includes the park, ball fields and ponds. Take time to review the rules on our website before spring sports begin. For homeowners, current on their dues, wishing to reserve time on the ball fields for organized sports team practices; register your team by submitting a Field Reservation Application Form, which may be printed from our website. Proof of insurance is also required before any practice times can be reserved.

## 2010 RHOA Calendar of Events:

MONDAY

*March 15*

**Annual Dues Due Date**

SUNDAY

*March 28*

**Easter Egg Hunt At Center Ridge Park**

(Rain/snow date: Saturday, April 3)

THURSDAY THRU SATURDAY

*May 13 - 15*

**Neighborhood-wide Garage Sale**

SUNDAY

*June 13*

**Annual Meeting & Picnic**

At Center Ridge Park

SATURDAY

*December (TBA)*


**Gingerbread House Decorating Party**

Monthly board meetings are typically held on the first or second Wednesday. Contact the RHOA property manager at least one week prior to the meeting if you would like to attend. See Board Meeting & Executive Session Policy on our website for more details.




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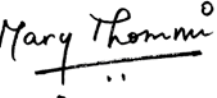

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## A Message from Shadow Ridge Country Club

The Ridges development, along with Shadow Ridge Country Club, makes up the finest family-oriented living community in the state of Nebraska, if not the entire Midwest. Because we sincerely believe that Shadow Ridge Country Club is a vital part of The Ridges community experience, it is our goal to share Shadow Ridge Country Club's world-class services and amenities with every single resident of The Ridges.

In the spirit of this goal, we are pleased to announce that a limited number of special membership packages have been made available to any residents of The Ridges who are not currently members of the Club. These unique membership packages are accessible only to Ridges residents and will be available until April 1, 2010.

Please call **Justin Shanahan**, General Manager of Shadow Ridge, at **(402) 333-4020**, with further questions or to set up a tour of the Club. We look forward to completing your Ridges community experience and having you and your family as members of Shadow Ridge Country Club.

For the safety of The Ridges homeowners and protection of the golf course, the Shadow Ridge Golf Course Maintenance Department would ask that all residents of The Ridges adhere to the following policies:

- Please do not trim trees, mow grass or dispose of yard waste on course property.
- Please do not use the course golf cart paths for dog walking, biking or other recreational activities.
- Please do not fish in course lakes at any time.
- Please do not hunt for golf balls on course property.
- Please do not empty swimming pools onto course property.

Thank you for your cooperation.



## Tree Care Tips

A severe winter is tough on your trees! The following are some winter tree problems you should watch for and what to do to protect your trees and property:

- Sun scald and frost cracks occur in winter due to rapid temperature changes in the tree's water reserves. Bark is often peeled back from other layers and should be cut back to the edge of the split.**
- Winter burn damage to evergreen trees and shrubs is caused by autumn drought and strong winter winds robbing evergreen needles of moisture. These plants require water in winter to keep needles from drying out.**
- Winter die-back can occur on trees that put on tender new growth late in the season and should be removed from large trees by a professional arborist.**
- Frost-heaving causes damage to tree roots when the water in soil expands and contracts with temperature changes. Regulate soil temperature with a 3"-5" layer of premium mulch around the base of trees and shrubs.**
- While salt is crucial to clear streets in winter, it can build up in nearby soil. An arborist can recommend salt-tolerant trees and shrubs to plant in high-traffic areas.**

Call the trained staff at **Eden Tree Pros** at **332-2839** for recommendations, or for a free arborist consultation.



## Lawn & Garden Hints

"Water properly" is the big tip for lawn care this spring. Don't start watering until you're sure your lawn needs it. Waiting as long as possible will encourage deeper roots and better drought tolerance later. When you do water, wet the soil to a depth of about 6-8 inches, (check by probing the soil with a stiff wire; it will move easily through moist soil and stop when it reaches dry), then don't water again until the soil has partially dried, which is about a week in the spring in our area. Then adjust your sprinkler system to the appropriate setting, or if you don't have one, just water as necessary.

Flower planting should be finished by late spring/early summer. As a general rule, earlier is better, (Mother's Day), but be cautious. Keep your eye on the forecast, and cover your plants to protect against a frost or freeze. Some annuals that do well in our area are geraniums, zinnias, salvias, petunias and pansy violas.

Call **Yard Market's** property manager and sales representative for The Ridges, **Paul Kenny** at **812-4484** or **393-3333**, for top priority in answering questions, or providing a full range of lawn, garden, landscape and water feature services.

# Annual Picnic Event Sponsorship Opportunity

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If you are looking for a way to market your business to residents of The Ridges, you may want to consider sponsoring an event at our **Annual Picnic** in June. Several sponsorship opportunities are available for snow cones, inflatable fun jumps, face painting, balloon creations, Ollie the Trolley, live music and more. **Sponsorships are due by May 1.** Contact the RHOA property manager for more details.



## The Ridges Homeowners Association

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## Be on the Lookout for New Vendors

You may notice a few new vendors in our neighborhood this year. Adjustments have been made in an effort to improve services, reduce expenses and meet the ever-changing challenges presented by maintaining approximately 45 acres of landscaped property.

**Accent Lighting** provided and installed the new holiday entrance lights. Our new LED lights represent a significant long-term savings in installation, removal, storage, maintenance and electricity costs. We got off to a bumpy start this year due to electrical problems at the 192nd and Shadow Ridge Drive entrance and the unusual amount of snow we received, but the holiday lights were finally able to shine. Repairs at that entrance will be completed soon, and once enough snow has melted so that lights and equipment can be safely

removed, our new lighting will be in storage until next year.

**Eden Tree Pros** will provide premium tree care for our neighborhood this year, and tree pruning has already begun. You will see the professionals from Eden Tree Pros working in the right-of-ways, landscape easements, and entrance and common areas along 180th, 192nd and 189th Streets, Shadow Ridge and Center Ridge Drives. They will continue to monitor and proactively treat our trees in an effort to prevent pests and disease from causing damage to trees, and to preserve the beauty of our neighborhood.

**Yard Market**, also doing business as Grass Kickin' Lawns, is the new grounds care and annual flower provider for our neighborhood. You will see their crews in our neighborhood this spring, as they begin to clean the beds and prepare for

flower planting. Mowing and trimming will continue on Thursdays, with weeding and other routine grounds care performed throughout the season, April through October.

For those neighbors with property abutting the right-of-way, landscape easements, entrance and/or common areas, contact the RHOA property manager if you have any issues with grounds or tree care service in your area. Please do not contact the vendor directly. Your patience is appreciated as our new vendors get to know our neighborhood.

