

2010-2012
Board of Directors

B
O
A
R
D
O
F
D
I
R
E
C
T
O
R
S

PRESIDENT

Paul Prusa
(402) 496-7602

VICE PRESIDENT

Penny Rosso
402-933-7523

TREASURER

John Obermiller
402-502-0005

SECRETARY

Susan Ramsay
402-697-1550

AT-LARGE
MEMBERS

Melanie Hecker
402-429-3880

Mike Dooley
402-319-4643

Mark Soulliere
402-896-8405

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**



1ST QUARTER 2011

The Ridges

R E V I E W

Published by The Ridges Homeowners Association • WWW.RIDGESHOA.COM

Annual Neighborhood Easter Egg Hunt

The annual neighborhood Easter Egg Hunt will take place on **Sunday, April 17, at 2:00 pm** at the park on Center Ridge Drive. (Rain/snow date: Saturday, April 23 at 2:00 pm.) Children and grandchildren of The Ridges residents are invited to participate in the fun. Volunteers are needed to help with this family event. Please RSVP by **Wednesday, April 13** at **ridgeshoa@cox.net**, or you may call **402-672-0233** if you plan to attend or volunteer.



2011 Budget & Annual Dues

This year, as every year, RHOA Board members carefully evaluated every line item of our budget in order to more accurately predict income and expenses for the following year. While more an art than a science when dealing with unpredictable maintenance, repair and weather-related issues, this scrutiny has served us well to stay within a reasonable budget for a neighborhood of our age, scope and size. We are pleased to announce 2011 annual dues will **remain at \$475 per lot, due March 15**. A detailed 2010 financial statement will accompany your annual dues statement. Please remit payment to **RHOA, PO Box 541056, Omaha, NE 68154**.

South Ridge Update

Perhaps the most noteworthy change in 2011 will be the passage of the proposed Amendment to our Declaration of Covenants, which would allow Heritage Management Services (HMS) to build and operate a first-class, upscale assisted-living facility in South Ridge. This facility will be built on 23 perimeter lots on the corner of 180th St and West Center Rd, an area not suitable for single-family residences due to heavy traffic and nearby commercial activity. The remaining 18 interior lots in South Ridge will continue as single-family residential, and ALL lots in South Ridge will continue to be part of RHOA and subject to our Covenants and Design Review Board standards. Upon closing, RHOA will receive \$100,000 from HMS, providing us with an opportunity to make neighborhood improvements, upgrades and/or repairs without special assessments, as well as insurance against significant dues increases in the near future.

Ultimately, the passage of the Amendment will be determined by property owners in The Ridges. Lot owners listed in the original Covenants were recently sent the proposed Amendment and a personalized signature page. The entire RHOA Board supports the proposed HMS facility and encourages property owners in The Ridges to return their signed, notarized signature page as soon as possible to: **RHOA, PO Box 541056, Omaha, NE 68154**. Homeowners are also welcome to stop by an informational forum and signature gathering event on **Wednesday,**



February 23 anytime between **6:30 and 9:00 pm** at **Spring Ridge Elementary School, 17830 Shadow Ridge Drive**. Board members and representatives from HMS will be present to answer questions regarding the proposed facility and/or Amendment. Notaries will be present, too, so bring a **photo ID** if you have not already returned your executed signature page. Contact **Susan Ramsay** at **402-697-1550** or **rollsrams@cox.net** for more information.



Here are some other HMS facilities

Park & Ball Field Rules

The common areas, including the park and ball fields on Center Ridge Drive, are for the exclusive use of The Ridges residents and their guests only. Recently posted park rules remind residents and guests:

- ▼ No motorized vehicles are allowed, including cars, ATVs, motorcycles and golf carts.
- ▼ Dogs must be leashed at all times.
- ▼ No glass containers allowed.
- ▼ Activities must not disturb nearby residents.
- ▼ Trash must be disposed of properly.
- ▼ Park is closed after dark.
- ▼ No trespassing signs are posted, so police and private security may arrest offenders if necessary.
- ▼ Sports teams wishing to schedule practices can obtain information and forms at our website. Only residents of The Ridges may reserve ball fields, and no league or scrimmage games are allowed. Teams must submit registration forms and provide proof of insurance naming The Ridges and RHOA as an additional insured for a minimum of \$1,000,000 before practice times can be reserved.
- ▼ Please refer to our website at **www.ridgeshoa.com** for more common area rules or information.

RHOA Services

Property inspections are performed by our property manager twice weekly to monitor maintenance and repair needs, oversee vendor work and check for covenant compliance throughout the neighborhood. The grounds, including the right-of-way, common areas, landscape beds and entrances, the park, including the playground, picnic area and ball fields, and the sprinkler system, ponds and fountains are all maintained by RHOA.

Maintenance and repairs are also performed on all neighborhood mailboxes and entrance signs. Shadow Ridge Country Club and private homeowner properties are not maintained by RHOA.

Sprinkler repairs can be reported directly to Matt at McClellan Irrigation at **402-660-0909**, or you may "flag" the malfunctioning sprinkler head. Snow removal issues and the address of needed street repairs (including potholes!) should be reported immediately to the city at **402-444-4919**. The address of missing street signs should be reported to the city at **402-444-5910**. The address of malfunctioning street lights should be reported to Omaha Public Power District (OPPD) at **1-800-554-6778**.

All other neighborhood maintenance and repair needs should be reported promptly to the property manager at **402-672-0233** or at **ridgeshoa@cox.net**.

Covenant Reminders

Trash cans, recycle bins and yard waste containers are not permitted to be left out except on pick-up days only. Please be careful to weigh down light-weight objects to prevent trash and recyclables from blowing around our neighborhood, especially on windy days. Please store your cans and containers out of view.

Yard signs, including political, contractor, advertising and event signs, are not permitted to be displayed on homeowner property. Security system signs are allowed if small and installed near the front entry area of your home.

Nuisance or unsightly objects, such as lawn and garden equipment, bikes, etc, are not permitted to be stored outside unless in use.

RVs, campers, trailers and boats are not permitted on homeowner property more than three (3) days in any given month. Work vehicles are not allowed to be parked on driveways or in the front of homeowner property unless work is being performed.

Safety Reminders

- ▼ Please clear snow from sidewalks and hydrants within 24 hours of end of snowfall, as per city code.
- ▼ Please do not ice fish, walk, skate, sled or snowmobile on neighborhood ponds.
- ▼ Please keep your unleashed dogs safely confined to your property. Dogs must remain leashed at all times for walking, including on RHOA common areas and park. Barking or aggressive dogs should be reported to the Nebraska Humane Society at **402-444-7800**.

2011 RHOA Calendar of Events:

SUNDAY
April 17

Easter Egg Hunt
2:00 pm at Center Ridge Park

THURSDAY
FRIDAY
SATURDAY

May 12, 13 & 14
Garage Sale
8:00 am - 5:00 pm

SUNDAY
June 12

Annual Mtg & Picnic
4:00 pm - 8:00 pm

Crimson Ridge Campout
TBA

Gingerbread
TBA

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.



Planning Home Improvements?

As per our Covenants, all homeowners must submit a design approval request to the Design Review Board (DRB) before the start of any "change or improvement" to the exterior of your property. DRB members meet monthly, so please submit your request early to avoid delay should DRB require any additional information or materials be submitted. Typical projects requiring DRB approval include home additions, house painting, landscape improvements, and changes to decks, patios, driveways or walks. Also needing DRB approval are the addition of pools, fire pits or landscape beds, and installation of fences, dog runs or gardens. Routine maintenance and general repairs do not require DRB approval if no "change or improvement" will occur. Visit www.ridgeshoa.com for more information or to submit a design approval application.



Gingerbread House Decorating Party

4

2010 Year in Review

In 2010, deferred maintenance such as mailbox and sign painting, premium tree mulch and professional tree care were added to the budget without a significant increase in annual dues. RHOA saw a larger than expected increase in annual dues collections in 2010, as well as a slight increase in anticipated annual picnic sponsorships. Sprinkler repairs and sidewalk snow removal expenses were considerably under budget, and postage expense was down due to the number of homeowners opting to receive their newsletter via email. However, anticipated costs associated with tree removals and repairs to the right-of-way, common areas and pond fountains increased. Overall, our budget came in \$20,000 under projections.

Notice for Property Management Proposals

Any party interested in the position of RHOA Property Manager should contact Board Secretary Susan Ramsay at **402-697-1550** or rollsrams@cox.net to submit a proposal or for more information.

2011 News

In 2011, our focus will continue to be maintenance of trees, grounds and equipment. Arborists at Eden Tree Pros will monitor, prune and treat our trees throughout the year. Farmers National Company will maintain our ponds and fountains monthly. Yard Market will provide the bulk of grounds care services again this year, such as mowing, trimming, weed control and annual flowers. This year they will increase the number of trees mulched and perform power edging. McClellan Irrigation will continue as the sprinkler contractor, as well as removing sidewalk snow, and Vaughn Electric will make electrical repairs to our neighborhood signs as needed.

With the emphasis on preserving the beauty and value of our neighborhood, all property owners in The Ridges are asked to maintain their home and landscape to a level befitting one of west Omaha's finest and most prestigious subdivisions. Please be sure to perform regular maintenance on your home, including painting when needed, as well as keeping your property neat and tidy. Lawns should be mowed and trimmed weekly, weeds and dead or diseased vegetation should be removed promptly, and nuisance or unsightly objects should be kept out of view. Additionally, this year we are requiring owners of all undeveloped lots to mow and trim their lot at least once monthly throughout the season.



Shadow Ridge Country Club

The Ridges development, along with Shadow Ridge Country Club, makes up the finest family-oriented living community in the region. 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 offer a special membership opportunity to The Ridges residents who are not currently members of the Club. 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's facilities. We look forward to completing your Ridges community experience and having you and your family as members of Shadow Ridge Country Club.



Tree Care Tips

With spring well on its way, The Ridges homeowners are now looking to their landscape to regain that beautiful and healthy look. A 4-step health care program is the perfect "vitamin" for your landscape. Every year when your landscape returns, it will draw from the soil to get the nutrients it needs. We often think because we fertilize our lawns this will help our trees and shrubs with nutrients. False! Lawn fertilizer does not reach the root zone of most trees or shrubs and if it does, it often contains broad leaf prevention. Trees and shrubs are broad leaf plants. A fertilizer should be applied to the root zone of trees and shrubs two times per year, once in the spring for new growth and once in the fall for over-wintering. Insects and fungus are also a concern. A combination fungicide and insecticide should be applied two times a year, once in the spring and again in the summer. Doing these four steps throughout the year will help your trees and shrubs remain beautiful and healthy all year long.

Eden Tree Pros is offering The Ridges residents a discounted 4-step program for \$69.95 per step. Contact the trained staff at Eden Tree Pros at **402-332-2839** for a free arborist consultation, recommendations or to reserve your 4-step program.



Lawn & Garden Hints

Late winter/early spring is a good time to plan for spring and summer gardens. Whether growing flowers, vegetables, shrubs or trees, bed preparation is key to getting your garden off to a good start. Once the threat of freezing temperatures has passed:

- Trim back foliage, prune dead or weak limbs and remove debris,
- Add compost, peat moss and fertilizer to your soil and till,
- Plant fewer, but larger, plants,
- Treat for pests and disease,
- Continue with fertilizer as needed and water consistently.

Some regional, low-water plants to consider adding to your garden are:

Hydrangea "Endless Summer" shrub, 3' – 4' tall and wide, pink or blue flowers,

Koreanspice viburnum shrub, 4' – 6' tall and wide, fragrant pink to white flowers,

Boston Ivy vine, green foliage turns red-purple in fall,

Moss phlox "Candy Stripe" perennial, 4" tall, 16" – 24" wide, pink and white striped flowers.

Pink Dianthus "Firewitch" perennial, 3" – 6" tall, 12" wide, pink flowers.

Call Yard Market's property manager and sales representative for The Ridges, Paul Kenny at **402-812-4484** or **402-393-3333**, for top priority in answering questions, or providing a full range of lawn, garden, landscape and water features.



Approximately 140 children and grandchildren of The Ridges attended the Gingerbread House Decorating Party in December. This annual event, held at Spring Ridge Elementary School, has

become a fun, family tradition for many of our residents. A special "thank you" to our Property Manager, Sam Baratta, for overseeing all the details and to RHOA Board Vice President Penny Rosso and all The Ridges residents who volunteered their time.

The Ridges Review is funded in part through these generous advertisers. Consider doing business with them...

A
ANDERSON PRINT GROUP
 create • print • mail

We specialize in high quality full color printing.
 ■ Business Cards ■ Color Copies ■ Posters ■ Booklets
 ■ Directories ■ We also do Black & White Copies

402-895-3033 • 402-895-0874 FAX • WWW.ANDERSONPRINT.COM
 6935 N 97TH CIRCLE • OMAHA, NE 68122

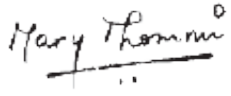
Thomas Rubarth
 Designer and Ridges Homeowner

Designs include
 the Ridges Newsletter
 and most of these ads.
 Visit the Website below
 for more examples!


(402) 502-9801
 www.FineLineOnline.org

CBSHOME
 REAL ESTATE

*I have lived in The Ridges
 for over 15 years and I love
 it here! Call me for all your
 Real Estate needs.*

Take care...

Mary Thommi
 CRS, GRI, SRES
 The Ridges
 Residential Realtor

Cell (402) 650-6940



Home Buyers HBP
 PROTECTION COMPANY

Omaha's Preferred Home Inspection Service Since 1980!



■ Home & Building Inspections
 ■ Radon Testing
 ■ Mold Investigations
 ■ EIFS Stucco Inspections
 ■ Certified Inspectors

Patrick & Cherie Casey
 Company Owners and Ridges Owners
 www.hbponline.com
334-7926

Yard Market

Paul Kenny
 Property Manager / Sales

Email: pkennyyardmarket@gmail.com
 Website: Yardmarketnursery.com

LANDSCAPE DESIGN & BUILD

- Boulder / natural stone walls
- Patio, walks, ponds, waterfall landscapes
- Professional landscape lighting
- Maintenance plans / Property management
- Trees / shrubs / perennials / annuals
- Licensed & Insured

Phone: 402-393-3333
 Cell: 402-812-4484
 Fax: 402-571-3433
 7116 Irvington Rd.
 Omaha, Ne 68122

jazzercise
 SOUTHWEST JAZZERCISE

168th & Harrison • Beth Morton • Owner
 402-677-9697 • jazzercise1998@aol.com

Omaha On-the-Go Assistant

Deb Merrick
 Personal & Business Concierge
 402.813.1000
 www.omahaotgassistant.com
 debmerrick@cox.net




GROCERY SHOPPING • HOUSE / PET SITTING • ERRANDS
 WARDROBE SHOPPING • VENDOR APPOINTMENTS • ETC. ETC...

Shadow Ridge Residents

ORAL & Facial
 PLASTIC SURGERY
 Specialists in Oral and Maxillofacial Surgery

SPECIALIZING IN WISDOM TEETH EXTRACTIONS
 DENTAL IMPLANTS • ORAL PATHOLOGY • TRAUMA



Dr. Robert Pfeifle **Dr. Stephen Coffey**
 13215 Birch Dr. • Suite 100 9239 West Center • Suite 104
 (132nd & W. Maple Rd) (Center Pointe Building)
(402) 397-1205 (402) 393-4433

WWW.OMFACIALSURGERY.COM

Don't just settle on a bank.
Choose United Republic Bank.



Bank of Ridges HOA

As a locally-owned bank you can trust, we offer great products, convenience and unparalleled, personal service. After all, isn't that what you expect from your bank?

We invite you to experience the new standard in client care.

United Republic Bank
 Visit us today:
 180th & Burke St • (402) 505-8500
 UnitedRepublicBank.com • Member FDIC

David A. Clough, M.D.
 American Board of Orthopedic Surgery
 Sub-Specialty Certification
 in Surgery of the Hand

LAKESIDE
 ORTHOPEDICS P.C.

North Professional Center, #208
 16909 Lakeside Hills Court
 Omaha, Nebraska 68130
 phone: 402.758.5690
 fax: 402.758.5699

For the whole family

- Color
- Highlights
- Perms
- Haircuts
- Color Correction
- Facial Waxing
- Permanent Hair Straightening

HAIR by **GG&Co.**



5251 S. 174 Plaza
 Lakeside Plaza/West of
 Bakes & around the corner

505-3901
 Open Tues - Sat
 www.hairbygg.com

PAUL MITCHELL
 PROFESSIONAL HAIRCOLOR

Del Andresen


Your neighborhood
 Realtor for
16 years!

**Lives in the ridges!
 Sells in the ridges!**

Call me for all your
 Real Estate needs.

CBSHOME
 REAL ESTATE

690-2288
 Office: 697-4301
 del.andresen@cbshome.com



Ridges Email Alert System

It's not too late to add your preferred email address to The Ridges Email Alert System. 445 residents have already signed up to receive email alerts and/or our quarterly newsletters. Join the crowd by registering your preferred email address at ridgeshoa@cox.net. RHOA will not release any email addresses or homeowner information to third parties.



The Ridges Homeowners Association

P.O. Box 541056
Omaha, NE 68154

PRSR STD
U.S. POSTAGE
PAID
PERMIT NO. 484
OMAHA, NE

V I S I T O U R W E B S I T E A T W W W . R I D G E S H O A . C O M



Neighborhood Wide Garage Sale

Time to clean-up and make some money! The annual neighborhood-wide garage sale will take place on **Thursday, Friday & Saturday, May 12, 13 & 14**, from **8:00 am to 5:00 pm**. Please RSVP by **Monday, May 9**, if you would like to be included in garage sale ads and maps. For those residents not participating in the garage sale, remember to keep your garage doors closed when not in use during that time.

Ridges Annual Meeting & Picnic

Save the date: The Ridges annual meeting and picnic will be held on **Sunday, June 12**, from **4 to 8 pm** at the park on **Center Ridge Drive**.

