

2008-2010  
Board of Directors

2 N D Q U A R T E R 2 0 1 0

# The Ridges

R E V I E W

Published by The Ridges Homeowners Association • W W W . R I D G E S H O A . C O M

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

P R E S I D E N T

Paul Prusa  
(402) 496-7602

V I C E P R E S I D E N T

Heather Vogler-Fischer  
402-250-2849

T R E A S U R E R

John Obermiller  
402-502-0005

S E C R E T A R Y

Susan Ramsay  
402-697-1550

A T - L A R G E  
M E M B E R S

John Bednar  
402-880-9956

Penny Rosso  
402-933-7523

Mary Smith  
402-637-0169

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](mailto:ridgeshoa@cox.net)



## Annual Meeting & Picnic

The RHOA annual meeting and picnic will be held Sunday, June 13 at the park on Center Ridge Drive, rain or shine. The meeting will begin at 4:00pm with dinner served immediately after, approximately 5:00pm. Street parking is limited near the park, so please walk or take Ollie the Trolley. The trolley will run continuously throughout The Ridges from 3:30 to 8:30. A trolley stop map will be included in the annual meeting & picnic packet, which will be delivered to residents by the end of May.

The election for RHOA Board of Directors will take place at this year's annual meeting. Nine (9) residents have volunteered to fill the nine (9) positions available for the 2010-2012 term. They are current board members **John Bednar, Mike Dooley, John Obermiller, Paul Prusa, Susan Ramsay, Penny Rosso, Mary Smith, Mark Soulliere** and **Heather Vogler-Fischer**. Another item on this year's meeting agenda will be a presentation given by Heritage Management Services on their proposed residential development at South Ridge, the undeveloped subdivision located at the southeast corner of The Ridges.

Please note that the RSVP form for dinner will also be included in the picnic packet. **RSVPs should be returned by June 7 if you and your family wish to reserve a meal.** Upstream Brewing Company will provide meals and drinks again at this year's picnic. Your choice of beer-soaked brats or chipotle chicken, or a hot dog for children, will include three side dishes, a beverage and dessert. Dinner is not an open buffet; meals are reserved per RSVP response, so please don't delay; respond as soon as possible! And please, no guests; this event is for residents of The Ridges only. Beer and wine will be served at a cash bar, so remember to bring your ID. Refer to your annual meeting and picnic packet, or go to our website, for RSVP forms and more information on the annual meeting & picnic.

Sponsors have generously provided for all the entertainment, including the trolley, live music, inflatable fun jumps, face painters, balloon artists, and snow cones, all available for children and adults to enjoy from 5:00 – 8:00pm. Please come and visit with your neighbors at this wonderful annual event.

1

Curious? Having trouble sleeping?  
Just plain bored?

Coming soon: The History of The  
Ridges and RHOA and a FAQ page.

We're always open to suggestions  
on ways to improve RHOA  
and our website, so keep  
your comments coming!

## Proposed Residential Development for South Ridge

Recently, RHOA Board members met with Heritage Management Services to discuss a residential development proposed for South Ridge, the empty subdivision located at the southeast corner of The Ridges. Heritage designs, builds and manages independent living, assisted living and memory support communities. The company's founders and management have long-standing ties to Omaha and are strongly active in our community.

This proposed residential community would comprise roughly half the South Ridge parcel and would consist of most of the exterior perimeter lots that overlook 180<sup>th</sup> St and West Center Rd. The proposed development

would be 2-story, with landscaping and materials that would comply with the residential integrity of The Ridges. Another Heritage residential development similar to the one proposed for South Ridge is Heritage Pointe, located at the northwest corner of 168<sup>th</sup> and Blondo Sts. The remaining interior South Ridge lots would be developed as residential, providing a buffer between the Heritage development and the existing nearby subdivisions of Crimson Ridge and Saddle Ridge.

A presentation on the proposed residential development will be given by Heritage Management Services at our **Annual Meeting on June 13**. The Board supports this proposed development for South Ridge, and we encourage all residents to come to the Annual Meeting to ask questions and learn more about it.

HMW Heritage  
developed Heritage  
Pointe, (see picture  
below) at Blondo  
and 168th



## General Announcements:

**Save the Date** – An overnight camp out will be held on the common area located in Crimson Ridge on September 18. Children under the age of 18 must be accompanied by an adult. Contact the RHOA property manager for more information.

**Annual Dues** payments were due March 15. Please be aware that late annual dues payments are subject to interest penalties. To avoid lien placement, payment in full of RHOA annual dues must be received before June 15.

**Slow Down!** Now that the weather is nice and our residents are out and about, please slow down and watch for children when driving through our neighborhood. If you are a parent of a teenage driver, please remind them as well that the speed limit in our neighborhood is 25 mph!

**Let's Talk Trash** - Since annexation of The Ridges by Omaha, our neighborhood has two trash, recycling and yard waste pick up days per week. The city's provider, Deffenbaugh, picks up on Fridays, and several private companies pick up on Mondays. Neighborhood wide, twice weekly litter removal will be performed by SBS Group as soon after Monday and Friday trash collections as possible to help reduce the amount of litter in our neighborhood. Yard Market will continue to pick up litter when they are performing routine grounds care on Wednesdays and Thursdays. Litter removal will be on our main thoroughfares

of Shadow Ridge Drive, 189<sup>th</sup> Street and Center Ridge Drive and will include all main and secondary entrance areas. Please feel free to join in this effort to keep our neighborhood clean and beautiful by stopping to pick up litter whenever possible.

**Grounds Care and Annual Flowers** – Please be advised that Yard Market will apply 5-step fertilization and pesticide/herbicide treatments on right-of-way and common area lawns throughout the growing season. Annual flowers should be installed by the end of May.

**Premium Tree Care** Eden Tree Pros will be in our neighborhood throughout the season treating and maintaining our trees. Please be aware that tree spraying may take place near your home.

**Wet Paint!** Neighborhood entrance signs and mailbox doors will be repainted this year by Knock It Out Painting. Work should begin soon, so be careful of wet paint when using your mailbox.

**Sprinklers** – Please flag and/or report the location of malfunctioning sprinkler heads as soon as possible to the RHOA property manager, or you may report the location

directly to Matt McClellan with **McClellan Irrigation** at **660-0909**.

**Right-of-way (ROW) & Easement Maintenance** Some homeowner lots located along Shadow Ridge Drive Center Ridge Drive and near entrance areas, have permanent RHOA landscape easements located on or near their front, side and/or back yards. Lots located near RHOA-owned common areas may also have access easements located on their property. As per the covenants, and as indicated on plats filed with Douglas County, RHOA reserves the right to determine what is planted or placed on landscape easements. RHOA maintains all RHOA-owned common areas, and performs routine maintenance on most public right-of-way and easements in our neighborhood. Contact the RHOA property manager if you have questions about right-of-way, easement or common area maintenance near your home.

## Covenant Reminders:

**Trash cans**, recycling bins, yard waste and other containers must be completely screened from view except for days when items are scheduled to be picked up.

**Camper, trailer, boat and RV storage** is not permitted on homeowner property more than three (3) days in any given month.

**Yard signs**, including contractor, political and event signs, are prohibited on homeowner lots. However, residents are allowed to display Shadow Ridge Country Club Fireworks Extravaganza supporter signs.

**Common areas**, including the park and ponds, are open from sunrise to sunset and are for the exclusive use of The Ridges residents and their guests.

**Ponds** are stocked for fishing and are available to all residents. Please be safe when at the ponds; swimming, wading and boating are prohibited.

**Ball fields** at the park located on Center Ridge Dr may be reserved for practices only. Please refer to our website for common area rules and field reservation application. All sports teams requesting practice times must provide proof of insurance naming The Ridges as an additional insured for a minimum of \$1 million.

## Email Alert update

As of May 5, 388 homeowners, or 55% of The Ridges residents, have signed up to receive email alerts, announcements and/or newsletters via email. Please stay informed and help The Ridges go green and save money by signing up today! RHOA will not release any email addresses or homeowner information to third parties. Contact the RHOA property manager at **ridgeshoa@cox.net** to sign up or for information.

## 2010 RHOA Calendar of Events:

SUNDAY

June 13

**Annual Meeting & Picnic**  
At Center Ridge Park

FRIDAY

June 25

**Shadow Ridge Country Club Fireworks Extravaganza**

SATURDAY

September 18

**Crimson Ridge Camp Out**

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.



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

## MENDLIK ORTHODONTICS

THINK STRAIGHT ...SMILE!

Dr. Mark Mendlik • Board Certified Orthodontist



*Braces provide more than a great smile,  
they build self confidence.*

Dr. Mark has over 10 years of orthodontic experience.  
Call for a complimentary new exam.



Member American Association of Orthodontists

178TH & PACIFIC STREET  
334-2000

## 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

## jazzercise

SOUTHWEST JAZZERCISE

168th & Harrison • Beth Morton • Owner

402-677-9697 • jazzercise1998@aol.com

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

## 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**

State Farm®

Providing Insurance & Financial Services  
Home Office, Bloomington, Illinois 61710

**Rick Andrews • Agent**

2504 South 13th Street  
Omaha, NE 68108-1522  
Bus 402-346-5553 Fax 402-346-9588  
Toll Free 888-615-9498  
rick.andrews.b5la@statefarm.com

**24 Hour Good Neighbor Service®**



16 Year Resident  
in the Ridges

**Se habla español**



**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



**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

For the whole family

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

HAIR by  
**GG&Co.**



2521 S. 174 Plaza  
Lakeside Plaza/west of  
Bakers & around the corner

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

**PAUL MITCHELL**  
PROFESSIONAL HAIRCOLOR



*I have lived in The Ridges  
for over 14 years and I love  
it here! Call me for all your  
Real Estate needs.*

Take care...

*Mary Thommi*

**Mary Thommi**

CRS, GRI, SRES

The Ridges  
Residential Realtor

**Cell (402) 650-6940**



Remodeling Omaha for 20 Years!



KITCHENS • BATHROOMS • ROOM ADDITIONS  
BASEMENTS • COMPLETE HOUSE REMODELS

**DIVERSIFIED CONSTRUCTION, INC.**  
RESIDENTIAL & COMMERCIAL REMODELING

12012 Roberts Road • Suite A • LaVista, NE 68128  
Phone: (402) 896-8226 • Fax: (402) 895-0960

Your  
neighborhood  
Realtor for  
**15** years!

**Del  
Andresen**

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

*Call me for all your  
Real Estate needs.*



**690-2288**

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





Look Sexy...Save Money!

**Ashley Lynn's TANNING**

16811 Burke St. • Omaha, NE 68118

- NEW CUSTOMER SPECIAL -

**5 FREE LEVEL 1 TANS**

Must present coupon. New Customers Only. Limit one per Customer. Not valid with any other offers. 5 free level 1 tans. Upgrades available. Not for resale. See Salon for details. Expires: 12/31/10 T-1066

**Text TAN to 366948 for Mobile Alerts**  
Message & Data Rates Apply

No Appointment Tanning • 7 Days a Week  
11 Omaha Area Locations

[www.ashleylynnstanning.com](http://www.ashleylynnstanning.com)

**PACIFIC SPRINGS**  
Physical Therapy, PC

Experience. Dedication. Results

▼ *Orthopedic/Sports Medicine, Back/neck pain, Aquatic Therapy, Pilates, and Womens Health*

▼ *Individualized programs with same physical therapist*

▼ *In the neighborhood*

**402-933-3036 • 178th and Pacific**

*Kristi Heine*  
KRISTI HEINE

**Shadow Ridge Residents**

**ORAL & Facial**

**PLASTIC SURGERY**  
*Specialists in Oral and Maxillofacial Surgery*

SPECIALIZING IN WISDOM TEETH EXTRACTIONS  
DENTAL IMPLANTS • ORAL PATHOLOGY

 **Dr. Robert Pfeifle**  
13215 Birch Dr. • Suite 100  
(132nd & W. Maple Rd)  
**(402) 397-1205**

 **Dr. Steve Coffey**  
9239 West Center • Suite 104  
(Center Pointe Building)  
**(402) 393-4433**

[WWW.OMFACIALSURGERY.COM](http://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.**

  
Visit us today:  
180<sup>th</sup> & Burke St • (402) 505-8500  
[UnitedRepublicBank.com](http://UnitedRepublicBank.com) • Member FDIC



## A Message from Shadow Ridge Country Club

On **June 25**, the **15<sup>th</sup> annual Fireworks Extravaganza** will be held at Shadow Ridge Country Club. We are excited to once again bring this wonderful entertainment package to The Ridges community. The fireworks display is the highlight of the July 4<sup>th</sup> holiday week. As many of you have witnessed, the show is the best in the town! We would like you to continue to enjoy this spectacular event while entertaining guests with backyard BBQs, parties and other celebrations.

Along with this quality display, comes a significant price tag. We need your financial support to continue the tradition. You, as a homeowner, could become a "Yard Sponsor". For a **\$100 or more contribution**, we will provide a festive seasonal sign to place in your yard identifying you as a sponsor. This would help defray the cost, and consequently, you, your family, and friends would continue to enjoy this great show!

**Please consider this request seriously** as we truly want the Fireworks Extravaganza at Shadow Ridge Country Club to continue for many years to come. Stop by the Shadow Ridge Country Club Clubhouse between 9:00am and 5:00pm daily to pick up your yard sign. Thank you for your help!

## Design Review Board Update

Cherry Ridge resident **Pam Stanek, ASID**, has generously agreed to serve on the Design Review Board (DRB). Pam and her husband Ed have resided in The Ridges since 1994. She is the owner of The Interior Design Firm at Lakeside and has 30 years of professional experience as an interior designer. Pam joins DRB members **Del Andresen, Mike Arp, Justin Shanahan, Gus Sideris** and **Dixie Westerlin** in volunteering their time and talent to review submitted design approval requests at least once a month, as per our covenants. Thanks to all our DRB members!



## Tree Care Tips

With spring officially upon us and summer knocking on our doors, now is a great time to review tips for maintaining vigor in your trees and shrubs.

- *Mulch around the base of trees and shrubs to regulate soil temperature, conserve moisture and minimize soil compaction. Mulch should be no more than 4 inches thick and should be pulled 6 inches away from the base of trees and shrubs.*
- *Provide a slow, deep watering 1-2 times weekly during hot summer months, especially for shallow-rooted trees like maples and birches. Place the hose 2-3 feet from the base and set at a slow trickle for about an hour.*
- *Remove diseased and dead branches right away to prevent spread of disease, and remove suckers and sprouts from the base of trunks and branches.*

Eden Tree Pros are here to help keep your trees and shrubs beautiful and healthy all year long. Call **332-2839** to have an ISA-certified arborist evaluate your property and answer any questions.



## Lawn & Garden Hints

Here are a few easy things to do to help keep your lawn and garden under control and looking good throughout the summer:

- *Beware of insects such as aphids and other bugs that become rampant as our plants grow larger and have less circulation between them.*
- *Prune back your rose bushes after the first bloom. You can either dead head the spent blooms or do a major cut back to keep them tame and under control.*
- *Continue to pinch back all late summer and fall perennials to keep them bushy and healthy and to stagger blooming times.*
- *Be sure to mow at the proper height. Cutting your lawn too short can cause many problems in the future.*
- *Lastly, feed your lawn the proper nutrients to keep it healthy and looking lush during the hot summer months.*

a delay for homeowners in receiving express written approval from the DRB, which is required before any project or improvement can begin. Please save yourself the aggravation and avoid costly delays by submitting your design approval application or request as early as possible. Note: Routine maintenance and repairs do not require DRB approval.

# Welcome New RHOA Board Members

Shadow Lakes residents **Mark Soulliere** and **Mike Dooley** have accepted appointments as the newest at-large members serving on the RHOA Board of Directors. Mark, his wife Beth, and their two children moved to The Ridges in the spring of 2006. Mike, his wife Roxanne, and their four children have made The Ridges their home since 1997. Thanks to Mark and Mike for volunteering to serve their neighbors!



## The Ridges Homeowners Association

P.O. Box 541056  
Omaha, NE 68154

PSRT STD  
U.S. POSTAGE  
**PAID**  
PERMIT NO. 798  
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

## Ridges Neighborhood Easter Egg Hunt

**150 children and grandchildren** of The Ridges' residents enjoyed a beautiful, sunny day at our park hunting for goodie-filled Easter eggs.

