



1 Design Review Board

2 2009 Neighborhood Meeting &amp; Picnic Update

7 Support the Ridges

7 Local Calendar

8 Reminders

8 Neighborhood Radar Patrols

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Contact Manager for field reservations, HOA questions or concerns, maintenance needs or requests.

# R I D G E S

The Official Quarterly Newsletter for the Ridges Neighborhood



## DESIGN REVIEW BOARD

Are you planning an outdoor renovation? All improvements made to the exterior of your property need approval by the **Homeowners' Association Design Review Board (DRB)**. The DRB needs to review and approve all home renovating (including siding, roofing materials, paint colors, etc), home additions, decks, fences, swimming pools, spas and major landscaping projects to ensure an aesthetic design and compliance with the neighborhood covenants. All plans should include a letter detailing the work to be done (including materials to be used) and letters from surrounding neighbors stating they do not object to the proposed work.

Once the plans have been submitted you will receive a letter from the DRB letting you know if your plans have been approved or declined.

If improvements begin in advance of DRB approval please be aware you may be at risk. Neighbors can

complain to the DRB about work you have done or are doing and if proper procedures have not been followed the DRB can ask you to fix the work or remove it altogether. Avoid these headaches by getting proper DRB approval before you start your outdoor projects.

In addition to the process described above, it is the responsibility of the homeowner to comply with all Omaha municipal codes and to secure all required permits and inspections. The Municipal Code has many individual ordinances dealing with building, plumbing, heating, fire and land zoning with the purpose of promoting a safe and healthy environment.

These guidelines are in place to preserve the beauty, quality and value of the neighborhood. Should you have any questions, please e-mail **[ridgeshoa@cox.net](mailto:ridgeshoa@cox.net)**. Thank you for your cooperation.

# 2009 Neighborhood Meeting & Picnic

The winners were:

**Nancy Anderson**

**Kevin & Stacey Falk**

**Jeffery & Bridget Hottman**

**David & Mary Hughes**

**Steve & Traci Krohn**

**James & Jennifer Langerberg**

**John & Mary Matuszeski**

**Nicholas & Ann Schuchardt**

**Craig & Lisa Strutzel**

**Richard Thies**

**Jeff & Cindy Vanderlinden**

**Barc Wade**

## Congrats to Our Door Prize Winners!

Twelve door prizes were given away at the 2009 Ridges Annual Meeting / Picnic.

Winners were selected from the homeowners that RSVP'd for the picnic. Door prizes were generously donated by Mulhall's and Ashley Lynn's Tanning.



This year's annual meeting and picnic was held Sunday, June 14, 2009. The annual meeting began at 4:00 and we estimate nearly 80 residents attended. At the meeting the board and the management company gave reports on the current state of the association and plans for the future of the Ridges. If you would like to review the minutes from the meeting, please visit the RHOA website, [www.ridgeshoa.com](http://www.ridgeshoa.com) ~ **meeting information**.

After the meeting was completed the RHOA picnic began. An estimated 775 residents enjoyed wonderful weather, lots of food, face painting, balloon art, inflatables, snow cones, and live music. Everyone who attended seemed to have a wonderful time. For those you who were unable to attend, we hope you can come next year.

A huge  
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**Thomas Rubarth**  
Designer and Ridges Homeowner

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## New Staff! New Year!

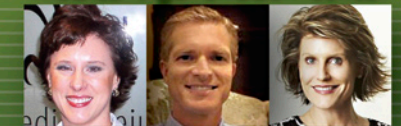
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*Mary Thommi*

**Mary Thommi**

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## Local Events Calendar

### MONDAY

September 7th  
**Labor Day**

### TUESDAY

September 22nd  
**First Day of Autumn**

### MONDAY

October 12th  
**Columbus Day**

### SATURDAY

October 31st  
**Halloween**

### SUNDAY

November 1st  
**Daylight Saving Time Ends**

### WEDNESDAY

November 11th  
**Veteran's Day**

### THURSDAY

November 26th  
**Thanksgiving**



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## Yard Signs

Remember pursuant to Article I Sec 4 of the Restrictions and Covenants "No advertising signs, (contractor, political, etc) billboards, unsightly objects of nuisances shall be erected, placed or permitted to remain on any Residential Lot except one sign per Residential Lot consisting of not more than eight (8) square feet, advertising the lot as For Sale."

## Boat & RV Storage

Boats and RV's are not allowed to be stored on any part of a residential lot for more than three (3) days in any given month.

Thank you for your cooperation

## Open Garage Doors

The RHOA wants to remind everyone again that open garage doors are an invitation for theft. If you notice your neighbor's garage door is open at a time it normally isn't or for a longer period of time than you would normally expect please call them to let them know. Make sure your neighbors have your phone number and a way to reach you if they see unusual activity.



### The Ridges Homeowner' Association

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## Neighborhood Radar Patrol

Whether your concern is your children playing in the neighborhood, your pet's safety, or backing the car out of the driveway, speeding is a major concern in our neighborhood. **Keep Kids Alive Drive 25** reports speeding in residential neighborhoods represents the single greatest complaint to police departments — and city council representative — throughout the United States.

In an effort to decrease speed in the community police officers will be in the neighborhood running increased patrols and speed enforcement throughout the month of August.

Thank you and please drive carefully.

