

2010-2012  
Board of Directors

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

# The Ridges

R E V I E W

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## Crimson Ridge Camp Out!

An overnight camp out will be held on the RHOA common area in Crimson Ridge on Saturday, September 18. This event is open to all residents of The Ridges. Children must be accompanied by an adult. For more information, call Crimson Ridge homeowner Tracy Olmhausen at **(402) 333-7078**.

## South Ridge/Heritage Proposal

The assisted-living facility proposed for South Ridge is still in the preliminary stage. RHOA covenants will need to be amended before this project can begin, and covenants may only be amended by collecting at least 75% of property owners' notarized signatures. Once amendments are drafted, they will be posted on our website for review, and homeowners will be notified of opportunities to sign the amendments. Residents who are notaries and are willing to donate their time, or residents with questions about this project, should contact Board Secretary Susan Ramsay at **(402) 697-1550** for more information.

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



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

Melanie Hecker  
402-429-3880

Penny Rosso  
402-933-7523

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**



## Annual Meeting & Picnic Update

Approximately 125 homeowners turned out for the Annual Meeting, held on Sunday, June 13, at the park on Center Ridge Drive. President **Paul Prusa** called the meeting to order shortly after 4:00 p.m. The 2009 financial report was reviewed, and brief updates were given on the general state of affairs in The Ridges. Elections were held, and **John Bednar, Mike Dooley, John Obermiller, Paul Prusa, Susan Ramsay, Penny Rosso, Mary Smith, Mark Soulliere and Heather Vogler-Fischer** were re-elected to serve as the 2010-2012 RHOA Board of Directors. A presentation on the proposed assisted-living facility for South Ridge was given by **Nate** and **Dave Underwood** of Heritage Management Services.

The Annual Picnic began immediately after the meeting was adjourned. Almost 800 RSVPs were received, and nearly 1000 meals were served by **Upstream Brewing Company**. Residents stayed to enjoy live music, fun jumps, snow cones, face painting, balloon artists, and the good company of friends and neighbors.

A special thank you goes to Board member **Heather Vogler-Fischer** for her hard work on soliciting sponsorships. Heather's efforts nearly **doubled** sponsorships from **\$3100** to **\$6100**.

Please remember to thank the following sponsors when you do business with them:

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See pictures of the picnic on the back page!

### General Items

▼ **Ball Fields** — The soccer field will be closed temporarily for minor repairs this fall. Please observe flags and tape, and avoid using the soccer field until repairs are completed. For homeowners wishing to reserve time on the baseball or soccer fields for organized sports team practices, you must be current on your dues and register your team by submitting a Field Reservation Application Form, which may be printed from our website at **www.ridgeshoa.com**. Proof of insurance is also required before any practice times can be reserved. The ball fields are for scheduled practices or resident use only; no league or scrimmage games are allowed.

### Neighborhood Sign & Mailbox Door Repainting

— Neighborhood sign painting is complete, but weather has delayed mailbox door repainting. Please be aware that your mailbox door may have wet paint soon.

### 2011 Bid Review & Budget Planning

— If you know of reputable vendors that may offer services of interest to The Ridges, please contact the RHOA Board at **ridgeshoa@cox.net**.

### Common Area Reminder

Please be aware that RHOA-owned common areas are for the use of The Ridges residents and their guests only. Common areas are not lit, therefore open from dawn to dusk only. This includes the park, playground, picnic area, ball fields and two fishing ponds located just south of Center Ridge Drive. Smaller common areas are also located in Cherry Ridge, Crimson Ridge, Westview Ridge and Saddle Ridge.

As per Rules for Common Areas, Ponds, Park and Ball Fields, **"No motorized vehicles"**, including cars, trucks, vans, motorcycles, ATVs, golf carts or snowmobiles are allowed on any RHOA Common Area (including the park) without the prior approval of RHOA Board." Additional Common Area rules are available on our website at **www.ridgeshoa.com**.

### Board Changes

Thank you to **John Bednar**, who resigned in July from the RHOA Board. John was recently elected to Whispering Hollow's BHOA Board of Directors and will serve as their treasurer. Good luck, John!

Thank you to **Mary Smith** of Whispering Pines. Mary resigned in August from both RHOA and WPHOA Boards. She served her neighbors in Whispering Pines for 10 years. Enjoy your free time, Mary!

Welcome to **Melanie Hecker**, who was appointed to the RHOA Board of Directors as an At-large member in August. Melanie and her husband, David, have lived in Whispering Pines for 6 years. Melanie recently joined Whispering Pines' WPHOA Board as well. Thank you, Melanie, for volunteering to serve your neighbors!

### Design Review Board News

The Design Review Board (DRB) and RHOA Board have recently approved new roofing material for use in The Ridges. The following product may be used in Double Creek Estates and Shadow Ridge Estates:

▼ *CertainTeed Presidential Shake, lifetime warranty, "Weathered Wood" color only*

For all other areas of The Ridges, the product above and the following may be used:

▼ *CertainTeed Landmark Special, 50-year warranty*

▼ *GAF-ELK Prestique HD, 50-year warranty*

▼ *TAMKO Heritage 50, 50-year warranty*

All products must be in "Weathered Wood" color only, and DRB approval is contingent upon submitted design approval request and on-site confirmation of product prior to installation.

### All exterior changes or improvements to home or landscape require submission of a Design Approval Application.

Homeowners must receive express written DRB approval before improvements may begin. Applications are reviewed monthly, so submit your application early to avoid delay should further information be needed before approval can be given. See DRB Policy, Design Criteria and Design Approval Application at our website at **www.ridgeshoa.com**.

### Covenant Violation Reminders

In order of occurrence, the following are our top covenant violations:

#### Trash cans out

— Please store trash cans, recycling and yard waste completely out of view except for pick up days.

#### Yard signs,

including contractor, political or event signs are prohibited on homeowner lots, except for one sign advertising the home for sale, or if specifically approved by RHOA Board.

#### Boats, RVs,

campers or trailers are not permitted on homeowner property more than 3 days in any given month.

#### Unkempt yards

— Yards must be neat and trim in appearance, with no overgrowth, weeds or diseased plantings.

#### Unightly objects

— Objects such as lawn equipment, bikes & miscellaneous must be stored completely out of view except when in use.

## 2010 RHOA Calendar of Events:

W E D N E S D A Y

*September 15*

**Monthly Board Meeting**

S A T U R D A Y

*September 18*

**Crimson Ridge Camp Out**

S A T U R D A Y

*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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**FINELINE GRAPHICS**

Thomas Rubarth  
 Designer and Ridges Homeowner

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

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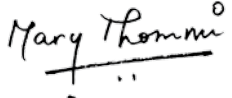
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*Kristy Heine*  
KRISTI HEINE



### A Message from Shadow Ridge Country Club

Shadow Ridge Country Club would like to thank The Ridges homeowners for their continued vigilance and awareness of any inappropriate recreational activity taking place on the golf course.

It is important to remember that the golf course is a private facility for the use of Club members, not a public park. For the safety of the homeowners and the protection of Club property, activities such as fishing, jogging, walking the dog, playing football, or sledding are not allowed and should be reported immediately to the Shadow Ridge Pro Shop at **(402) 333-0550**. We appreciate your help and cooperation in maintaining the finest golf course community in Omaha.



### Tree Care Tips

Why should I fertilize my trees and shrubs? Nebraska's soil is heavy in clay, which is not good for trees and shrubs. Trees and shrubs deplete the soil of minerals needed for trees to be beautiful and healthy. Our fertilizer replenishes minerals ensuring that your trees have the nutrients they need to thrive. Does lawn fertilizer help? Lawn fertilizer is the wrong pH and doesn't make it to the root zone of trees and shrubs.

What makes Eden's fertilizer special? Our fertilizer is injected directly into the root zone to ensure proper absorption, and we add an organic liquid to increase root mass and tree vigor for great results. Let the certified arborist at Eden Tree Pros keep your trees and shrubs healthy.

Residents of The Ridges may fertilize all your trees and shrubs for only \$59.99. To schedule your fall fertilization call **(402) 332-2839**, or visit [www.edentreepros.com](http://www.edentreepros.com).



### Lawn & Garden Hints

Fall is the best time to aerate and over seed your lawn for maximum results next spring and summer. If you would like a full, lush, healthy lawn next year, call Yard Market at **(402) 393-3333** to sign up for aeration and over seeding this fall. Mention that you are a resident of The Ridges and receive 10% off.

Fall is also a good time to plant, and the nursery at Yard Market stocks hundreds of shrubs and perennials and offers over 80 varieties of trees, from 1.5" to 4" inches in diameter. Tree planting services and landscape materials such as mulch, rock, topsoil and compost are also available.

For personal, priority service call Paul Kenny, Yard Market's property manager and sales representative for The Ridges, at **(402) 812-4484**.



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### Property Valuation Protests Update

205 Property Valuation Protests were received by the Board of Equalization from property owners in The Ridges. 97 values were changed by an average of 11.7%. For those property owners who wish to appeal the decision of the Douglas County Board of Equalization, you may file an appeal with the State of Nebraska's Tax Equalization and Review Commission (TERC) on or before September 10, 2010. TERC forms are available at [www.terc.ne.gov](http://www.terc.ne.gov). All protest documentation is on file with the Douglas County Clerk, 1819 Farnam St, Room H08, Omaha, NE 68183. You may obtain a copy of your report or obtain a TERC form by visiting or calling the office of the Douglas County Clerk at **(402) 444-6762**.

### Right-Of-Way & Easement Maintenance

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

# Website News

Visit [www.ridgeshoa.com](http://www.ridgeshoa.com) to view our recently posted History & Information of The Ridges and RHOA. Covenants, meeting minutes, newsletters and contact information are also available on our website. **All homeowners are encouraged to sign up at our website to receive important email announcements and alerts and/or our quarterly newsletter via email.** If you have photographs or other material related to the development of The Ridges or if you have comments and suggestions about our website, contact the RHOA property manager at [ridgeshoa@cox.net](mailto:ridgeshoa@cox.net).



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## The Ridges Annual Meeting & Picnic Pictures!

