

2010-2012
Board of Directors

4TH QUARTER 2010

The Ridges

R E V I E W

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



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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



Gingerbread House Party

The Ridges annual Gingerbread House Decorating Party will be held again this year on Saturday, December 5, at Spring Ridge Elementary School. This event is open to all children and grandchildren of The Ridges' residents current on their dues.

One edible gingerbread house, along with numerous edible decorations, will be provided for every two children, but reservations must be received by Wednesday, December 1, if you plan to participate.

Families may choose to attend one of two shifts: 10:00am or 11:30am. Many volunteers are needed to make this fun, family event possible, so please consider signing up to help this year. To volunteer, or to reserve your gingerbread house, RSVPs must be received by Wednesday, December 1 at ridgeshoa@cox.net or at (402) 672-0233.

**Saturday
December 5th
10am or 11:30am
Spring Ridge
Elementary
School**

**RSVP for
Reservations
and Volunteering
by Wednesday
December 1st at
Ridgeshoa@Cox.Net
or (402) 672-0233**

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General Announcements

Right-of-way, easement & common area maintenance

responsibility questions and issues arise from homeowners occasionally, and Board members have worked to address these issues fairly and consistently. With the annexation of The Ridges by the city of Omaha a few years ago, the coinciding dissolution of our SID, the recent change to a new grounds care vendor, and the release of declarant rights by The Ridges developer, The Ridges Limited Partnership, to RHOA, Board members have been challenged by grounds care maintenance responsibility issues. The Board has worked diligently to refine and update related RHOA policy, and invites interested homeowners to review the recently updated Right-of-Way, Easement and Common Area Maintenance Policy at our website, www.ridgeshoa.com. Please direct any questions to the Board at ridgeshoa@cox.net.

814 mailbox doors in The Ridges were repainted this past summer. RHOA maintains and repairs all mailboxes in The Ridges. Although our neighborhood is patrolled twice weekly for maintenance and repair needs, not all issues are readily apparent. Please help keep our mailboxes in good condition by promptly reporting loose address labels, broken hinges, inserts in need of re-caulking, or other maintenance and repairs needs by contacting the Property Manager at ridgeshoa@cox.net or at **(402) 672-0233**.

Grounds care for 2010 was recently completed with the winterization of our sprinkler system by McClellan Irrigation, removal and storage of pond fountains by Natural Habitats, application of tree fertilizer and disease prevention products, final pruning and tree removals by Eden Tree Pros, and landscape bed clean-up and a final mow to remove leaves and debris by Yard Market, all taking place in late October and early November. Sidewalk snow removal will be performed this winter by McClellan Irrigation, and twice weekly neighborhood litter removal will continue throughout the year by SBS Group.

Common area improvements in 2010 include leveling out and repairs of the soccer field at the park on Center Ridge Drive to address drainage and safety issues, replacement of trash area enclosure fencing, posting of park rules signs, and drainage and lawn repairs made at the Crimson Ridge common area. Common areas owned by RHOA are open to all residents of The Ridges for their use and enjoyment. When using these common areas, please take care not to disturb nearby residents.

Recycling waste and other items for disposal should be placed in bags or under heavy objects to prevent lightweight items from littering our neighborhood, particularly on windy days. Please help keep our neighborhood clean and beautiful.

Maintenance and repair needs, including mailboxes, neighborhood signs, park equipment, or landscape and grounds care issues, should be reported promptly to the Property Manager at ridgeshoa@cox.net or at **(402) 672-0233**.

Comments or suggestions regarding The Ridges or RHOA are always welcome. Contact the Board at ridgeshoa@cox.net to make comments, suggestions or inquiries.

Covenant Reminders

Exterior lighting installed on any residential lot shall not disturb the residents of nearby lots. Please take care that permanent outdoor lighting, temporary lighting or seasonal lighting displays are not directed toward nearby homes.

Trash cans, recycling and yard waste must be stored completely out of view except for pick up days.

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

Unightly or nuisance objects, such as lawn and garden equipment, bikes and miscellaneous, must be stored completely out of view except when in use.

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

Yard signs, including contractor, political, advertising or event signs, are prohibited on all homeowner lots, except for signs advertising the home for sale, or signs which have been specifically approved by RHOA Board. Clarification on sign policy: Please take care to keep home security system signs small and displayed near the front entry area only. Please keep school spirit/team support signs neat, near the front entry area, and limit to game days. Once pets are trained with underground or "invisible" fencing, those signs should also be kept small and near the front entry area as well. In order to maintain a neat, well-groomed appearance in our neighborhood, these signs should not be placed near the street, or in the middle of front yards or in landscape beds.



Design Approval Reminder

One of The Ridges most frequent covenant violations is the failure of homeowners to seek Design Review Board (DRB) approval for their home and landscape improvements. These changes and improvements include house painting, siding, window and roofing replacement, fence installation, and other changes or improvements to the exterior of your home or landscape. As per our covenants, all exterior changes or improvements require express written approval by DRB before improvement projects may begin. Simply visit our website at www.ridgeshoa.com to submit a Design Approval Application or to review DRB Policy and Design Criteria. Applications are reviewed monthly, so submit your application early to avoid delay should further information or materials be needed before approval can be given.

Winter Safety Reminders

For the safety of homeowners, no walking, ice skating, sledding, snowmobiling, ice fishing or any other winter activities are allowed on the ponds.

No motorized vehicles are allowed on common areas, including the park on Center Ridge Dr. This includes cars, motorcycles, ATVs, golf carts and snowmobiles. This activity poses a safety hazard as well as causing property damage to lawn and sprinklers.

Please remember to keep garage doors closed and cars left outside locked. Also, take caution when warming up cars on cold, winter mornings, to properly ventilate the area and keep your car and home secure.

Newsletter Ad Renewals

If you are interested in reaching approximately 700 families in one of west Omaha's finest communities, The Ridges, of course, you may want to consider placing an ad for your business in this publication. The Ridges Review is published four times a year and is mailed or emailed to all residents. Ads are accepted in the order in which they are received, but first priority is given to The Ridges' residents. Ad space is limited, so reserve your space as soon as possible to take advantage of this opportunity. To reserve your ad space, or for more information, please contact the Property Manager by **December 30** at ridgeshoa@cox.net or at **(402) 672-0233**. To confirm your ad, payment in full must be received by **Friday, January 7**.

2010 • 11 RHOA Calendar of Events:

SATURDAY

December 4

**Gingerbread House
Decorating Party**
10am & 11:30am

DATE TO BE
ANNOUNCED

Mid-March

Annual Dues

SATURDAY

April 16

Easter Egg Hunt

DATE TO BE
ANNOUNCED

Mid-May

**Neighborhood
Garage Sale**

DATE TO BE
ANNOUNCED

Mid-June

**Annual Meeting
& Picnic**

DATE TO BE
ANNOUNCED

September


**Crimson Ridge
Camp Out**

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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 www.FineLineOnline.org

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Paul Kenny
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Mary Thommi
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Kristy Heine
KRISTY HEINE





A Message from Shadow Ridge Country Club

Shadow Ridge Country Club would like to wish all residents of The Ridges a happy and safe holiday season!

For your own safety, and to ensure quality course conditions in 2011, please remember to keep all winter activities off of the golf course. The Club cannot allow sledding, ice skating, or any other winter activities to take place on the course. Please report any such activity to the Shadow Ridge Pro Shop at **(402) 333-0500**. Thank you for your cooperation and have a great holiday season.

Happy Holidays!
...from your Ridges Homeowners' Association




Tree Care Tips

Place mulch around the base of trees in fall or early winter to help retain water, reduce soil compaction and regulate soil temperature. Use natural wood mulch, no deeper than 2-4 inches, and pull a few inches away from the base of trees.

Plants with needles or leaves need adequate moisture all winter to keep foliage alive. A slow, deep watering of all evergreens is important before putting away hoses for the season. Trees and shrubs susceptible to winter burn, such as white pine, rhododendrons, dwarf Alberta spruce and boxwood, benefit from an anti-desiccant spray program, which coats foliage in an oil that protects tender growth from drying in winter winds.

Winter is actually the best time to prune because it's easier to see branch structure, as well as dead wood, hanging branches and storm damage. Proper pruning can minimize the chance of heavy ice and snow accumulation, which can cause branches to snap and fall.

Placing pole markers around plant material before the snow flies can help avoid damage from snow plows and blowers. Chewing and rubbing by rabbits, squirrels and deer can be minimized with a barrier such as fencing or drain tile.

Call the trained staff at Eden Tree Pros at **(402) 332-2839** for recommendations, or for a free arborist consultation.



Lawn & Garden Hints

Fall is a great time to fertilize lawns, but a winterizing fertilizer can still be applied once lawns are dormant, producing a green and healthy lawn in spring. Protect your lawn by raking leaves and removing stray foliage, stems and branches that may harbor insects or disease.

Many perennial plants make it through winter just fine, especially if blanketed with an early snow. If extreme cold precedes snow, however, your perennial plants could sustain damage. Mulch will not keep your plant roots warm, but it will help retain soil moisture and regulate soil temperature. To protect your plants, apply a layer of soil around the base, and then add mulch, compost or peat moss 4 to 6 inches deep.

Winter is also a good time to plan for spring. A 10% discount is available for spring clean up, top dressing and/or mulching for The Ridges' residents who sign up by March 1. Call Yard Market's property manager and sales representative for The Ridges, Paul Kenny, at **(402) 812-4484**, or **(402) 393-3333**, to reserve this special offer, for top priority in answering questions, or for free estimates on providing a full range of lawn, garden, landscape and water feature services.

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Website Update

Our website was recently updated with a **History & Information** section.

This has proven to be one of our most popular locations for viewing by residents and non-residents.

Please note that a printable neighborhood map has now been added to that section. Newsletters, email announcements, meeting dates, neighborhood social events, RHOA covenants, meeting minutes and other important documents can also be viewed at our website. Stay informed about our neighborhood by visiting our website often at www.ridgeshoa.com.



The Ridges Homeowners Association

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Board of Directors Update

Heather Vogler-Fischer has resigned from the RHOA board, effective at the conclusion of the October board meeting. Heather was on the Board for approximately 5 years, served as Vice President and was instrumental in substantially increasing picnic sponsorships.

Thanks to Heather for volunteering to serve her neighbors and good luck with future endeavors!

Board member **Penny Rosso**, a resident of Whispering Hollow, was elected at the November board meeting to fill the office of Vice President.

Email & Newsletter Sign-up

During the past year, over half our residents signed up to receive email announcements and alerts, and/or our newsletter, via email. Last year, arrangements were already made with the printer to mail our quarterly newsletters to all residents. In 2011, however, residents who indicated they preferred to receive the newsletter via email will receive the newsletter in that manner only. If you have not indicated your preference in receiving the newsletter, it will continue to be mailed to your home. Contact the Property Manager at ridgeshoa@cox.net to sign up to receive important email announcements and alerts, and/or to receive the quarterly newsletter via email.