

Highland Ridge News

Volume 15, Issue 2

www.highlandridgehoa.com

May 2017

President's Letter...

Paulette Blunt

Warm weather brings increased outdoor activities in Highland Ridge. Now is a great time to meet new neighbors and spend time outside with old friends. It also a time that many homeowners decide to make improvements. Please remember that if you are making major changes like painting, building fences, or doing a great deal of planting, that you first need to get changes approved by the ACC. There are also specific rules for outdoor sporting equipment such as trampolines, basketball goals, etc.. You can contact Mark Ellis at HighlandridgeACC@outlook.com or our website www.highlandridgehoa.com for forms and more information.

Finally, I encourage each of you take a look at the HOA regulations and requirements prior to the summer months. Each year we have new neighbors, or old neighbors who have forgotten, rules and guidelines that exist solely to maintain property values. Here are a few of the most often forgotten rules:

1. All dogs must be leashed or contained within a fence. If your dog is barking, please bring it indoors. If you take your dog for a walk, you must clean up after it. Leaving dog waste in a HOA common area increases the cost of lawn care for the HOA, and eventually, you.
2. You must have permission for changing the color of your house, building a fence, or for large landscaping projects.
3. Please park in your garage or driveway at night. Overnight on-street parking is a violation. Parking at the pool is restricted to those currently using the pool.
4. Trailers, boats, and RV's may be parked no more than 8 hours, with no overnight parking.
5. Lawns must be trimmed and reasonably free of weeds and debris.

Please take time to review all the regulations, and to print ACC request forms at our web-site www.highlandridgehoa.com. Please feel free to contact me at anytime with questions or concerns.

Paulette Blunt,
President

www.HighlandRidgeHOA.com

Planning a Project?

Painting - Fence - Deck - Landscaping

Storage - Swingset - Addition

Basically, anything visible to neighbors

ACC Approval is Required

highlandridgehoa.com



highlandridgeacc@outlook.com

⇒ Submit and track requests through the [City of Shawnee's website](http://www.cityofshawnee.org) for things such as street light outages, code violations, abandoned cars, pavement repair, animal complaints, excessive weeds, and more! Visit www.cityofshawnee.org and click on the Residents menu, then click Citizen Service Requests. You can also see if something has already been reported by another resident.

Advertising

We do offer advertising space in the newsletter to help offset the cost of printing and mailing. Contact Paulette Blunt at pauletteblunt@yahoo.com or 913-422-7144 if you are interested in placing an ad in an upcoming newsletter.

The HOA does not endorse nor guarantee the products or services of any paid advertisements.

2017 POOL SEASON INFORMATION

Highland Ridge neighbors.....Get your swimsuits, sun block and pool toys ready because Spring is almost here and the 2017 pool season begins May 27th!

If you are new to the neighborhood and are in need of a pool pass or if you have misplaced your old pass, please contact Jack Mize hoapoolguy@yahoo.com or call 913-208-2022.

All new residents will receive **one** pool pass per household. In order to obtain your pass you will need to visit the Highland Ridge website and fill out a pool polices form. For those of you that may have lost or misplaced your old pool pass, a replacement pass can be purchased from the HOA for a cost of \$35. Please make checks payable to the Highland Ridge HOA. If you should find your old pass with 30 days of us issuing you the new one, you may return the new pass for a full refund. After the 30 days, the pass is yours and cannot be returned for a refund. Also, please keep in mind that you may need to fill out an updated polices form if we don't have one on file for you when you order your replacement card. You will be notified at the time of request if we need a new form.

Please see our Pool section of the website at www.highlandridgehoa.com/pool.html
We look forward to seeing you at the pool!

Vice President's ACC Letter

Outdoor Project Plans?

Remember to get your plans approved by the ACC!

Example projects that require approval include:

- Fences
- House Painting
- Landscaping
- Decks
- Swing sets

Rule of Thumb: If your neighbors can see it, play it safe and get it approved. Unapproved projects that are deemed non-compliant with HOA Restrictions will be subject to alteration or removal at the owner's expense.

Submit plans to HighlandRidgeACC@outlook.com

More information regarding HOA Restrictions and ACC requirements can be found at <http://www.highlandridgehoa.com/architectural-control-committee-acc.html>.

Be a Good Neighbor and Keep Our Neighborhood Looking Great!

Complaints have been on the rise about certain activities in the neighborhood. Please do your part and be a Good Neighbor by:

Putting your trashcans away in a timely manner. The City requires empty trashcans be removed within 12 hours of collection and stored behind the setback line of your house. This means they cannot be stored in front of your house in the driveway.

Not parking vehicles on the street overnight

Keeping your yard well-maintained and free of debris or trash

The City has many great resources for building better neighborhoods including the Good Neighbor Program. There is also a Citizen Service Request app for reporting issues.

Check it all out at www.cityofshawnee.org

Thanks and have a great Spring!

Mark Ellis—ACC Chair



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2017 HOA CONTACTS

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Vice President

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Treasurer

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269-2127

Secretary

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Architectural Control Committee

Mark Ellis HighlandridgeACC@outlook.com 461-6126

Pool Committee

Jack Mize hoapoolguy@yahoo.com 208-2022

Social Committee

Matt Fanshier fanch_24@yahoo.com 907-0429

Yard Sale Committee

Jim Cummings estatesofhighlandridgeyardsale@gmail.com

Welcome Committee

Julie Fanshier julie.fanshier@modis.com

Reminders

◆ Yard Sale Dates

Thursday through Saturday,
May 18th—20th

◆ Public Meeting

Thursday May 25th, 6:30pm
at the pool entrance

◆ 2017 Pool Season

Saturday May 27th through
Monday September 4th

Highland Ridge Homes Association
PO BOX 860231
Shawnee, KS 66286-0231

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