

Highland Ridge News

Volume 16, Issue 1

www.highlandridgehoa.com

February 2018

President's Letter...

Mark Ellis

Hello neighbors! As your new HOA President, I would first like to sincerely thank Paulette for her 10 years of volunteer service as President! She leaves big shoes to fill and I hope I can provide the same quality leadership she provided. With my move to President, Josh Welge has agreed to step into the role of ACC Chair and interim Vice President until our regular Fall election. Josh has been serving on the ACC Committee for the past year and I think he will bring a reasoned approach to leading the ACC with a focus on maintaining the quality of our neighborhood and property values. Welcome Josh, and thank you for volunteering!

On to business...dues collection has been a little slower than previous years. The collections process has begun for those who have yet to pay HOA Dues. Please remember that timely payment of dues is important in order for the HOA to meet its financial obligations and to keep HOA benefits running smoothly. Please contact our treasurer, Jennifer McHugh, if you are finding it hard to pay your dues in a timely fashion. Payment plans can be setup to make your annual payment more manageable.

During this offseason, we installed a new key system for the pool that brings us in line with code and provides us more capability to manage access. For this new system, we will need to distribute new pool passes this Spring. For more information see the Pool Season section of this newsletter. Also note that pool access will be shut off for any homeowners not current on their dues.

During the last several months, we have received quite a few urgent requests or messages about issues in the neighborhood. As a volunteer board, we all have career and family responsibilities and most often will not be able to respond immediately. If you have an issue that needs immediate attention, please talk with the responsible homeowner or contact the appropriate city department or service provider.

Finally, we have many new neighbors, so please get out there and welcome them to the neighborhood!

Mark Ellis, President

ACC INFORMATION

Spring is here and summer is fast approaching! We have witnessed a lot of activity with house painting, new fences, and new decks. This has really helped spruce up the neighborhood as we go through a very busy home selling period. Nothing drags down the appeal of a neighborhood (and our home values) more than homes in disrepair, fading paint and unkempt yards.

We are still getting several complaints about neighbors storing their trash can in the front or side of their house. Please remember, Shawnee municipal codes require that trash cans be stored out of sight from the street. As the weather warms, please also remember that city codes, as well as HOA restrictions, require yards to be maintained, and dogs to be leashed or contained in your home or yard. Barking dogs also need to be brought in and not allowed to be a nuisance. If you find a neighbor consistently not complying with these requirements, start with having a conversation to see if the issue can be easily resolved. You can submit a citizen service request through the city at cityofshawnee.org (online services) or (913) 742-6008. You can submit the request anonymously or get notification of the resolution by providing your contact info.

Finally, thanks to all the homeowners who have submitted plans or paint colors to the Architectural Control Committee for approval and thanks to the ACC members who have turned approval requests around very quickly! It is a requirement to get approval for these types of projects. For more information, check out our website at: www.highlandridgehoa.com/architectural-control-committee-acc.html
Thanks and have a great summer!

2018 POOL SEASON INFORMATION

Highland Ridge neighbors.....Get your swimsuits, sun block and pool toys ready because Spring is here and the 2018 pool season begins May 26th!

Pool OPENS Saturday May 26th @ 10am
Pool CLOSES Sunday Sept 9th @ 9pm

Please NOTE that your current pool passes will NOT function as we have replaced the key card access system with an upgraded system. All residents wishing to use the pool must obtain a new access card. To facilitate this, please come to one of the following events to receive your new pool access card. You will have to complete a new pool form which can be downloaded from the website <http://www.highlandridgehoa.com/pool.html> Old pool cards can be disposed of.

Sunday April 29th 1-3 pm Sombreros Mexican Cantina
Sunday May 20th 1-3 pm Sombreros Mexican Cantina
22702 Midland Dr, Shawnee, KS 66226

Please make every effort to be at one of these two events so that you will be ready for opening day! If you have any questions, please contact Jack Mize hoapoolguy@yahoo.com or call 913-208-2022.

Jack Mize — Pool Committee



Lawn Care Program

10% Off

Receive 10% Off Our Annual Lawn Care Program with Core Aeration when you prepay by April 1st

Premium Mulch

\$75/yd³

Delivered and Installed

(913)745-4503

GREENLAWNINC.COM

Sprinkler Install

\$250 OFF

*Automatic Sprinkler System Installation with Premium Hunter Products *Coupon is not good in combination with any other offers • Call Today, Expires 04/31/2018

Landscaping

\$100 OFF

Patio's, Walls, Plantings, Firepits, Lighting

*Coupon is not good in combination with any other offers • Expires 04/31/2018



KC'S LAWN CARE, LANDSCAPE AND IRRIGATION SPECIALISTS

Advertising

We do offer advertising space in the newsletter to help offset the cost of printing and mailing. Contact John Kuhn at johnkuhn@yahoo.com or 913-269-3314 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.



We've been getting numerous complaints about extended and overnight parking of vehicles on the street. Please note the HOA restrictions prohibit street parking for more than 8 hours with no overnight parking. Also, as we head into summer, please remember that trailers, boats, recreational vehicles, etc. cannot be stored in the neighborhood and parking is limited to no more than 8 hours.

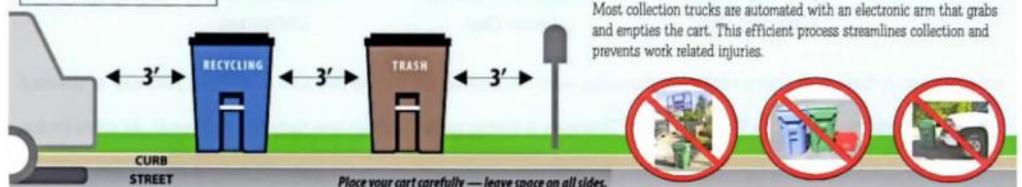
Whether it's your garbage, recyclables or yard waste that's going to the curb, there are a few tips you can follow to help ensure collection.

PLACEMENT TIPS

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| 1. Consider the three-foot rule; there should be three feet between carts, yard waste bags and structures such as mail boxes, cars and lamp posts. | 2. Cart should be within 18 inches of the curb. | 3. Face the short metal bar toward the street. | 4. Position the cart on as level of surface as possible, away from overhanging tree branches. | 5. Make sure lid is closed. |
|--|---|--|---|-----------------------------|

Why it Matters?

Most collection trucks are automated with an electronic arm that grabs and empties the cart. This efficient process streamlines collection and prevents work related injuries.



Place your cart carefully — leave space on all sides.

2018 HOA CONTACTS

President

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Vice President (interim)

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Treasurer

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Secretary

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Architectural Control Committee

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Pool Committee

Jack Mize hoapoolguy@yahoo.com 208-2022

Social Committee

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Yard Sale Committee

Jim Cummings estatesofhighlandridgeyardsale@gmail.com

Welcome Committee

Julie Fanshier julie.fanshier@modis.com

Reminders

◆ Pool Opening

Saturday, May 26th

◆ Yard Sale Dates

Thursday through Saturday,

May 3rd — 5th

September 6th — 8th

◆ Tidy Town Date

Saturday, May 12th

SEE INSIDE for important information
regarding pool access cards



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

«Line#»

«AddressBlock»