

Highland Ridge Homes Association

Highland Ridge News

Volume 17, Issue 4

www.highlandridgehoa.com

December 2019

President's Letter

Mark Ellis

Hello neighbors!

Please take a moment to review the financial update, and Restrictions update below. As always, just contact me if you have any questions.

Financial Update – The Board has approved the 2020 HOA budget (below). At the annual meeting this year, it was suggested we focus on updating landscaping throughout the neighborhood. With the bulk of the improvements at the pool behind us, we will shift our focus in that direction while remaining mindful of maintaining a healthy reserve balance. You will likely see work starting yet this fall/winter and finishing in the spring. Thanks to Stephanie Brading for leading this effort! Stephanie could use some help though and is looking for at least one more volunteer from the Highland Ridge side to assist with the Landscaping Committee. Others are welcome too, but we would like to have representation from both sides of the woods to help ensure we are addressing needs throughout the entire neighborhood. If you are interested, please email Stephanie at stephbrading@gmail.com.

< *financials continued on next page* >

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Highland Ridge HOA Financials

| | | 2019 | | 2020 |
|--------------------------------|---------------|---------------|----------------|---------------|
| | 2018 | 9/30 Actual | Forecast | Budget |
| Income - Dues | \$ 109,089.33 | \$ 114,985.29 | \$ 115,000.00 | \$ 118,350.00 |
| Expenses: | | | | |
| Utilities | \$ 52,772.93 | \$ 43,001.16 | \$ 53,000.00 | \$ 55,000.00 |
| Lawn Care | \$ 22,117.13 | \$ 19,841.39 | \$ 22,000.00 | \$ 23,000.00 |
| Pool Operations | \$ 15,973.33 | \$ 11,069.11 | \$ 12,000.00 | \$ 15,000.00 |
| Pool Maint/Improvements | \$ 4,924.25 | \$ 26,342.16 | \$ 26,342.16 | \$ 5,000.00 |
| Trees/Landscaping | \$ 4,000.00 | \$ 3,563.36 | \$ 4,363.36 | \$ 15,000.00 |
| Insurance | \$ 5,197.00 | \$ - | \$ 5,200.00 | \$ 5,400.00 |
| Social Committee | \$ 641.33 | \$ 1,170.48 | \$ 1,200.00 | \$ 1,200.00 |
| CPA/Legal | \$ 1,040.00 | \$ 446.67 | \$ 500.00 | \$ 1,000.00 |
| Communications | \$ 988.50 | \$ 314.34 | \$ 350.00 | \$ 400.00 |
| Gen Maint/Improvements | \$ 605.75 | \$ 786.85 | \$ 1,000.00 | \$ 1,000.00 |
| Other | \$ 724.83 | \$ - | \$ 500.00 | \$ 800.00 |
| Total Expenses | \$ 108,985.05 | \$ 106,535.52 | \$ 126,455.52 | \$ 122,800.00 |
| Reserve Increase (Decrease) | \$ 104.28 | \$ 8,449.77 | \$ (11,455.52) | \$ (4,450.00) |
| Adj for timing of dues receipt | 32,748.40 | (54,873.40) | 4,301.60 | |
| Year-end Reserve Balance | \$ 89,167.95 | \$ 42,744.32 | \$ 82,014.03 | \$ 77,564.03 |

Restrictions Update – For the past couple of years, the Board, has been working to consolidate and simplify the three differing versions in place for Highland Ridge, the Reserve and the Estates.

After discussing the proposal with our legal counsel, we have decided to suspend this effort. Instead, we will continue to apply consistent and uniform standards as best we can through our Architectural Control Committee. While having multiple versions can cause confusion, please know we are always happy to answer any questions you may have. If you have questions, please email them to Josh at highlandridgeacc@outlook.com.

Happy Holidays,

Mark Ellis
 President
 Highland Ridge HOA

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Vice President's ACC Update

Josh Welge

HO HO HOLD on a Second!

With the holiday season quickly approaching, we're already seeing a number of houses with exterior decorations. This is a great time to remind everyone of the HOA's rules. Exterior holiday decorations are to go up on or after November 15th and come down on or before January 14. These are not arbitrary dates; these are specifically written into the restrictions in order to provide an enforceable rule. We generally remain pretty understanding and flexible when there are issues like uncontrollable schedules for contractors and planning for ideal weather conditions. However, a number of houses have been decorated very early this year. Please keep your neighbors in mind when scheduling contractors for installing lights; urge them to schedule after November 15th. The same goes with scheduling their removal before January 14th.

A Coming Change for Shed Requests

The ACC will begin considering shed requests after the first of the year. The requirements are still being circulated amongst the board and the ACC members for a final review. The requirements are too detailed to get into here. If you'd like to see the draft version, please contact me at highlandridgeacc@outlook.com and I'll be happy to share them with you (just please recognize they're subject to change before final publication).

Thank you and Happy Holidays!
Josh Welge

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2020 Highland Ridge HOA Board Ballot

2020 Highland Ridge HOA Board Ballot

Ballots are due by December 28th, 2019 and can be mailed to:

Highland Ridge HOA
PO Box 860231
Shawnee, KS 66286-0231

You may also e-mail your name, address, and response to:
HighlandRidge-HOA@outlook.com

Only one vote per household. If emailed or postal mailed, please provide your name, address, and response.

| | | |
|---------------------------------|--------------------------------------|--|
| President (vote for one) | <input type="checkbox"/> Mark Ellis | |
| Vice President | <input type="checkbox"/> Josh Welge | |
| Treasurer | <input type="checkbox"/> Shane Fiser | |
| Secretary | <input type="checkbox"/> John Kuhn | |
| Pool Committee | <input type="checkbox"/> Jack Mize | |

New Park at 55th and Belmont Drive

We are excited about a new park going in at 55th and Belmont Drive and the City of Shawnee wants to hear what YOU think!

Shawnee Parks and Recreation is adding another park for our residents and community to enjoy. We are in the planning phase, so now is the time to let us know what you'd love to see on the undeveloped land.

We hope you can meet to help us develop the Park Master Plan on Wednesday, January 15 from 6:00 p.m. to 8:00 p.m. at Belmont Elementary at 5805 Belmont Drive. Formal presentations will happen at both 6:15 p.m. and 7:00 p.m.

This is the second public meeting to tell us what you'd like to see at the new park.

The City of Shawnee is working with Centric and Confluence to develop the Park Master Plan for the future park near 55th and Belmont Drive.

If you cannot make this meeting and would like to pass along your thoughts or questions, please contact Assistant Project Engineer Riley McMullin by e-mail or at (913) 742-6224.

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2019 HOA CONTACTS

| | | | |
|--|--------------------------|--|---------------------|
| President | Mark Ellis | HighlandRidge-HOA@outlook.com | 461-6126 |
| Vice President | Josh Welge | HighlandridgeACC@outlook.com | 785-231-9194 |
| Treasurer | Jennifer McHugh | highlandridgetreasurer@gmail.com | 269-2127 |
| Secretary | John Kuhn | johnkuhn@yahoo.com | 269-3314 |
| Architectural Control Committee | Josh Welge | HighlandridgeACC@outlook.com | 785-231-9194 |
| Pool Committee | Jack Mize | hoapoolguy@yahoo.com | 208-2022 |
| Social Committee | Stacey Sprecker | Angie Doherty, Julie Spandet, & Kimberly Young | |
| Yard Sale Committee | Jim Cummings | estatesofhighlandridgeyardsale@gmail.com | |
| Landscape Committee | Stephanie Brading | stephbrading@gmail.com | |
| Welcome Committee (Estates) | Melissa Seigfreid | mlssbthsgfrd@gmail.com | 636-385-0923 |
| Welcome Committee | Amy Schlesener | | 909-7469 |

Events and Reminders

HOA Dues Reminder

Please remember to send in your Home Owner's Dues of \$450. They should be mailed to our PO BOX no later than Thursday, January 2nd, 2020.

Make checks payable to:
 Highland Ridge Homes Association And mail to:
 Highland Ridge Homes Association
 PO BOX 860231
 Shawnee, KS 66286-0231

For payment arrangements, please contact our Treasurer, Jennifer McHugh highlandridgetreasurer@gmail.com no later than January 13th, 2020 or additional penalties will apply. When using PayPal, choose Send to Friends and Family, and use a linked account to avoid additional fees, payable by the homeowner.