

Highland Ridge Homes Association

Highland Ridge News

Volume 18, Issue 2

www.highlandridgehoa.com

September 2020

President's Letter

Mark Ellis

Hello neighbors,

Happy fall everyone! I hope everyone had a good summer despite the challenges. I know the pool provided a nice respite for many of you. As we close out yet another successful pool season, I'm sad to say our neighbor who has helped make the last eleven pool seasons great has decided to step down at the end of this year. Please join me in thanking Jack Mize and his wife Brenda for all the volunteer work they have provided for more than a decade!

With Jack's departure, we will elect a new Board member this fall. If you are interested in the position, please email me or let another Board member know. Additionally, we are looking at creating a pool committee to help support pool planning and operations, so if you are interested in helping out, but maybe not committing to a Board position, still let us know.

Thanks, and have a great fall!

Mark Ellis

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Financial Update

As we noted in the Spring, expenses have outpaced revenue growth over the past several years and our reserve needs to be replenished. Since 2017, our revenue has increased \$18k with the addition of new homes in the Estates, while total expenses have gone up \$24k, driven by trash (\$13k), lawn care (\$8k) and utilities (\$2k). This trend along with the large outlay last year to replace the pool deck has left our reserve depleted. Operating without a healthy reserve puts us at risk should unexpected costs occur and eliminates our flexibility to make improvements in the neighborhood.

While we appear to be trending a little better than expected for 2020, we have reached capacity for homes and expenses will continue to increase. We are at the end of our contract with Republic, and with the pandemic driving residential trash volumes considerably higher, we anticipate higher rates than we've received in the past. We will work to offset those costs as best we can, which will likely mean reduced services such as fewer large item pickup dates. Furthermore, while we avoided significant maintenance expenses at the pool this year, the pool house needs painted, the pergola needs repair and work is needed on the parking lot.

Note that when we added trash service for the HOA ~10 years ago, dues were \$425 and were not increased. Trash is now our biggest and fastest growing expense. We could maintain or even reduce the level of dues if we eliminated trash service; however, this would not be a net benefit to anyone. Individual residential trash rates are significantly higher than our negotiated neighborhood rates and there is an aesthetic benefit to having a single trash pickup day for everyone.

Due to these circumstances, the Board has approved a dues increase to \$550 for 2021. Please know that we do not take this increase lightly and recognize the pandemic has adversely affected many. As always, if you need to set up a payment arrangement to help spread out the cost, please contact our Treasurer Shane.

Thanks,

Mark

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Treasurer Update

As we close out the 2020 year, please see the list of delinquent dues or unpaid fees below. If you are on this list, please submit payment immediately. If you believe there is an error or have questions, please contact me as soon as possible. We will be contacting Republic to discontinue trash service in the coming weeks for any homes with delinquent dues.

| 2020 Dues Owed as of 9/22/20 | | |
|------------------------------|------------------|----------|
| LAST | FIRST | BALANCE |
| Boyer | Jennifer | 450.00 |
| Burger | Matt/Marie | 13.35 * |
| Bustamante Munoz | Fernando | 450.00 |
| Chen | Chunxian | 450.00 |
| Foltz | Shawn/Molly | 450.00 |
| Hackathorn | Kent/Cindy | 13.35 * |
| Hamill | Anthony/Samantha | 13.35 * |
| Hastings | Greg/Susan | 150.00 |
| Howard | Darrell/Theresa | 13.35 * |
| Kitchen | Robbie/Beth | 450.00 |
| Saulsbury | Wylie | 450.00 |
| | | <hr/> |
| | | 2,903.40 |
| | | <hr/> |

* PayPal fees incurred due to selection of incorrect payment type

Thanks,

Shane Fiser

23600 W 52nd St, Shawnee, KS 66226

cell 913-660-3671

email: shfiser@gmail.com or highlandridgetreasurer@gmail.com

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Vice President's ACC Update

Josh Welge

Greetings from the ACC. First and foremost, I want to take this opportunity to thank a long-time member of the ACC who recently had to step away for various reasons. Although she requested to remain anonymous, I feel compelled to recognize her in this newsletter. We want her to know her service to our community is appreciated and we hope she can rejoin the committee at some point in the future.

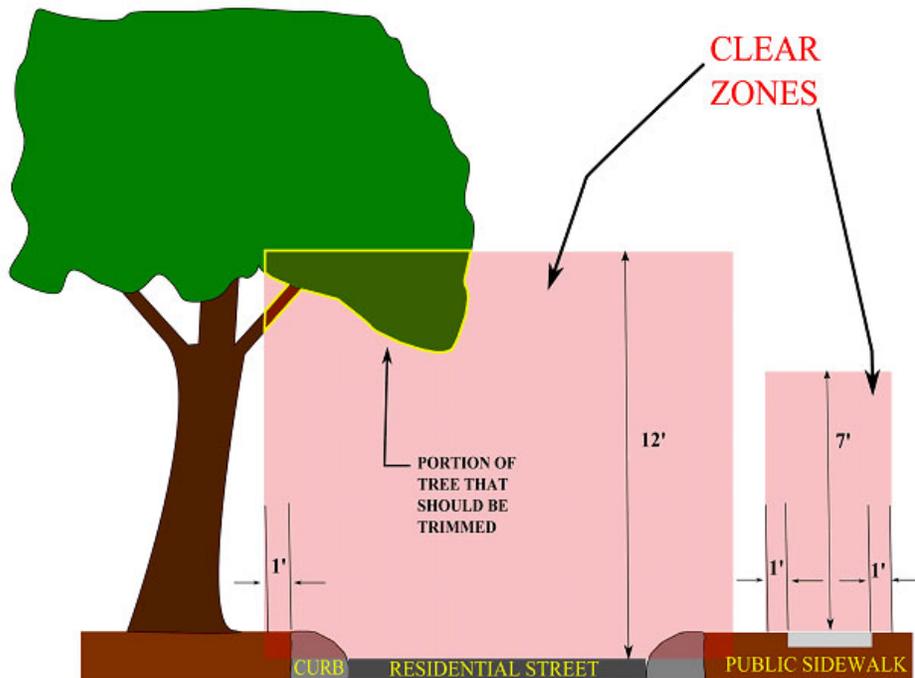
That leads me to my second point, the ACC is looking for volunteers! We have the capacity to add 3 members. My preference would be to add two from Highland Ridge and one from Estates. If you have any interest in staying involved in what's going on and helping to serve our neighborhood, please reach out to me at highlandridgeacc@outlook.com.

Lastly, an annual reminder for a good Fall project. Lots of folks have been out walking more in recent months. As one of them (and a relatively tall person too), I can assure you that ducking under limbs and getting poked in the eye or scratched on the face does not make for good therapy when you're out for a leisurely stroll. Please make sure your trees and shrubs are outside of the clear zone as described below.

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Shawnee has a “clear zone” for the safe passage of vehicles along the streets, and for pedestrians on sidewalks. Adjacent property owners are responsible for keeping the trees that adjoin their property trimmed so that the clear zones are maintained. Property owners that have medians or landscape islands with trees that are adjacent to their properties have a shared responsibility with their neighbors for maintaining the clear zone.



The street “clear zone” is shown above as a rectangular area 12’ tall above the residential street surface and the width of the street plus 1’ behind the curb on either side. The clear zone height is 14’ for busier non-residential streets (classified as arterial or collector streets). The sidewalk “clear zone” is 7’ tall above the sidewalk and the width of the sidewalk plus 1’ on either side.

Enjoy your Fall and, as always, please feel free to reach out to us with any questions or concerns.

Thank you,

Josh Welge
Vice President - ACC Chair

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HOA CONTACTS

| | | | |
|----------------------------|-------------------|--|--------------|
| President | Mark Ellis | HighlandRidge-HOA@outlook.com | 461-6126 |
| Vice President & ACC Chair | Josh Welge | HighlandridgeACC@outlook.com | 785-231-9194 |
| Treasurer | Shane Fiser | highlandridgetreasurer@gmail.com | 660-3671 |
| Secretary | John Kuhn | johnkuhn@yahoo.com | 269-3314 |
| Landscaping Committee | Stephanie Brading | stephbrading@gmail.com | |
| Pool Committee | Jack Mize | hoapoolguy@yahoo.com | 208-2022 |
| Social Committee | Stacey Sprecker | stacevsprecker@gmail.com | 963-6230 |
| Yard Sale Committee | Jim Cummings | estatesofhighlandridgeyardsale@gmail.com | |
| Welcome Committee | | < volunteers needed > | |

Events and Reminders

2021 HOA Dues Reminder

- Please submit payment for 2021 dues of \$550 by January 1st, 2021, or contact Shane for payment arrangements. Payments can be mailed to:
Highland Ridge HOA
PO Box 860231
Shawnee, KS 66286-0231