

Highland Ridge Homes Association

Highland Ridge News

Volume 19, Issue 3

www.highlandridgehoa.com

November 2021

President's Letter

Mark Ellis

Happy Fall, Neighbors!

We still need someone to fill the Treasurer role on the Board. Jennifer McHugh (who graciously came out of retirement to help) and I have been working together to cover the duties since February. Adding a volunteer auditor role (individual or committee) has also been proposed and would be a welcome addition. This year's ballot is included below, but if you're willing to fill either of these roles, please reach out to anyone on the Board as soon as possible.

Please also get dues payments in on time. Thanks to the vast majority of you who do pay on time, but every year Board members have to spend a significant amount of time tracking down payments from a handful of homeowners. 2022 dues information is at the end of this newsletter.

2022 Highland Ridge HOA Board Ballot

Ballots are due by December 15th, 2021 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:
[Mark Ellis HighlandRidge-HOA@outlook.com](mailto:Mark.Ellis@HighlandRidge-HOA@outlook.com)

Only one vote per household.

I vote to accept the below board: Yes ____ No ____

President: Mark Ellis

Vice President: Josh Welge

Treasurer: <open>

Pool Maintenance: Brice Bertram

Secretary: John Kuhn

Happy and Healthy Holiday wishes to everyone!

Mark Ellis

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Vice President's ACC Update

Josh Welge

We've had another busy and successful year with reviewing project requests. Thank you to all of our neighbors who observe the process – I hope it was a pleasant and painless experience for you. Thank you also to the committee volunteers who participate in reviewing requests – the process works much better with input from a variety of perspectives.

The ACC is again losing another volunteer – our thanks go out to Cecilia Livengood for her service to the committee. If you'd like to participate in the ACC, please reach out to me at highlandridgeacc@outlook.com.

STORMWATER BASINS AND UPCOMING PROJECT

Our neighborhood is responsible for maintenance of 4 separate stormwater detention basins (blue dots on the map below). We are required to provide maintenance inspections annually and recertifications every 3 years. The last inspection for the basin circled in red indicated that it needs some substantial repairs. The bottom of the outlet pipe has rusted away and is causing erosion under/around the pipe which is starting to cut back the basin dam.

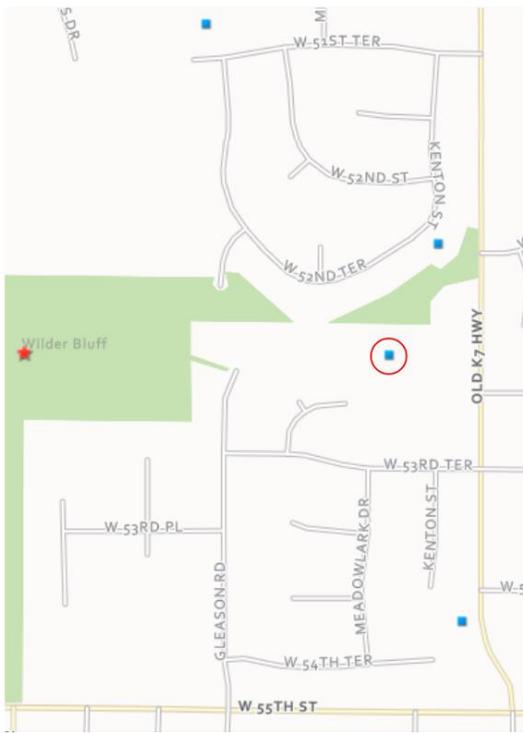
The Board is currently working with a contractor to perform the following: line and grout the basin outlet pipe, backfill erosion and supplement riprap channel protection, dredge and regrade the bottom of the basin.

We will make every effort to control costs of these repairs as much as possible and our recent dues increase should leave us in good shape to financially absorb these repairs. The biggest impacts will be to those residents in the cul-de-sac on 53rd Street, as they will

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likely have to deal with construction equipment using the stormwater easement between 23606 and 23610 53rd Street, to access the site and the contractor will likely store some equipment and materials along the strip of common ground on the south side of 53rd Street. We are also working with our neighbor (non-HOA) at 5264 Old K-7 who has initially been very generously offering use of their driveway and land to access the site as an alternate option.



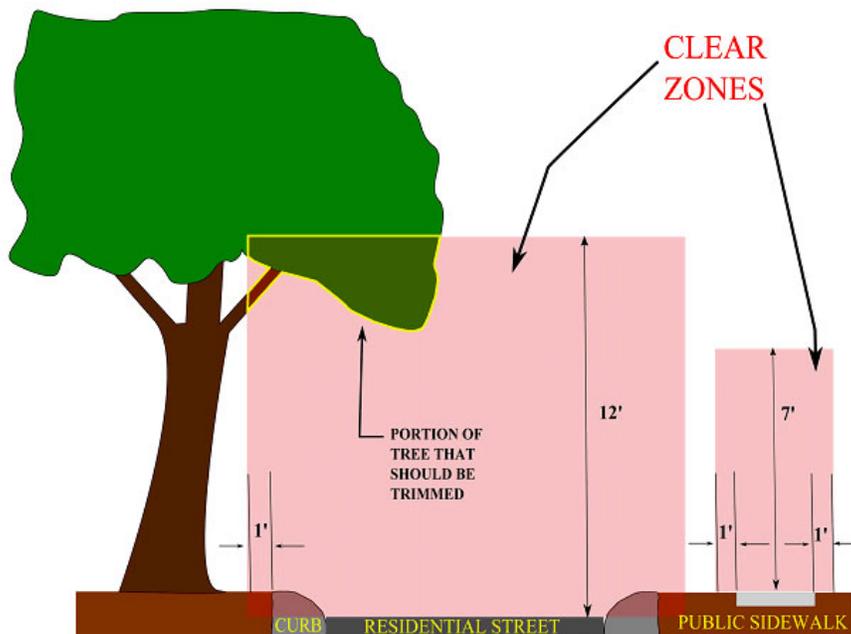
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GOOD NEIGHBOR REMINDER

This is a great time of year to prune your trees and shrubs back in observance of the City's Municipal Code. More information is available in the following snip and the link below.

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.

https://cityofshawnee.org/Departments/Community_Development/Code_Enforcement

Thank you and happy holidays!

Josh Welge

Vice President, ACC Chair

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HOA CONTACTS

Board Members

President	Mark Ellis	HighlandRidge-HOA@outlook.com	461-6126
Vice President & ACC Chair	Josh Welge	HighlandridgeACC@outlook.com	785-231-9194
Treasurer	vacant	highlandridgetreasurer@gmail.com	
Secretary	John Kuhn	johnkuhn@yahoo.com	269-3314
Pool Chair	Brice Bertram	HighlandRidgePool@gmail.com	568-6764

Committees

Landscaping Committee	Stephanie Brading	stephbrading@gmail.com	
Social Committee	Stacey Sprecker	staceysprecker@gmail.com	963-6230
Yard Sale Committee	Jim Cummings	estatesofhighlandridgeyardsale@gmail.com	
Welcome Committee		< volunteers needed >	

Events and Reminders

Large Item Trash Pickup Reminder

- Yard Sale Notice - November 11th through 13th, 2021
- Large Item Trash Pickup – November 17th 2021 – Wednesday. Please have everything out by 7AM. View or [website FAQ](#) for detailed information on what items can and cannot be accepted.

2022 HOA Dues Reminder

- A detailed reminder postcard will be mailed to each resident's address, so keep an eye out for that.
- Please submit payment for 2022 dues of \$550 by January 1st, 2022, or [contact us](#) for payment arrangements.

Payments should be mailed to:

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PO Box 860231
Shawnee, KS 66286-0231