

May 2023

# Green Ridge Homeowner Association

*A Letter from your HOA President*

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## NEW WEBSITE

Please visit <https://greenridgehoa.net> and register using the 'sign up' button in the upper right corner of the home page. By registering, you'll have access to all kinds of information and can begin receiving our occasional newsletter! Take a second to look around the site and see all that it has to offer! Be sure to fill out as much of your profile information as possible, including email addresses to make sure you are receiving meeting notices and other essential communications!

## Next Board Meeting

A special operational meeting of the board is scheduled to meet on Tuesday, May 23, 2023. The purpose of this meeting is to review and vote on the road maintenance plan and to onboard our new property manager. All members are welcome to attend!

The agenda and instructions to join this meeting may be found on our new website at <https://greenridgehoa.net>



## Update on Community Management

As you may be aware, we have had less than a stellar experience with our property management company, Stratford Management. Due to ongoing failure of Stratford to keep their contractual commitments to our association, despite numerous attempts to resolve them, the board passed a motion on April 20, 2023 to cancel our contract with Stratford effective immediately. After receiving multiple bids from other management companies and reviewing references, we have chosen to move forward with ADAM LLC management company. Throughout the entire bid process, ADAM LLC has been extremely responsive and provided a very clean and competitive bid that we feel best suits the needs of our community.

Our next set of HOA fees are not due to be collected for a few months, so you can expect additional communication from them as we get closer. Of course, if you have any questions, please don't hesitate to contact me at [blafoley@cox.net](mailto:blafoley@cox.net) or be sure to check out our website at <https://greenridgehoa.net> for the latest information.

## Document Review Underway

Our Document Review Committee is currently reviewing all documents for our community. This review has been going on for some time now as it involves incredible amounts of parsing through data and understanding the legalize behind it all. What we have found is that there are several areas that contradict themselves, are outdated, or simply cannot be enforced due to newer state or federal law changes. Thus, we hope to be providing you all with some easy reading material in the next few months which will need to be voted on during our next annual meeting. Rest assured, we're not looking at adding new rules, but merely cleaning up our existing ones to make them more readable and compliant not only amongst one another, but with state and federal law as well.



## Understanding Our Roads

Your board understands that maintaining our roads is important to our beautiful neighborhood and our property values!

As many of you have noticed, our roads have gotten a bit worn over the past year or two. The good news is that this is exactly what we were hoping for! Our last coating was intended to eventually wear thin to allow for better adhesion with the next emulsion coat. Now that the wearing has almost completed, we are preparing for the next phase of road maintenance, and we will be applying an emulsion coat to the roads over the summer.

The road maintenance schedule consists of a smaller crack repair and coating to be done every 5 to 6 years with an emulsion coating in between. We continue this schedule until a much larger road replacement is required (roughly every 30 or 40 years). This is not inexpensive, and the board has taken extreme caution in choosing the right company and process to use for our current needs.

These road projects have a significant impact on our financial accounts (crack repair and small coating is approximately \$15k, emulsion coating is approximately \$22k, and a complete overhaul is currently estimated to cost approximately \$150k). In roughly 12-15 years, we will be due for a complete overhaul of the roads. Needless to say, our current HOA dues will not be nearly enough for such a project. The board is currently working on ideas on how to ensure we have the funds needed when this time comes while also incurring the least financial impact possible for all.

Although we do have the needed funds for this coming emulsion coat, the increase in inflation over the years has greatly outpaced any increase in HOA fees we have applied and our ability to plan for future large expenses is no longer viable. **More to come on this topic in a future newsletter!**



## Important Community Reminders

Because Stratford has been non-existent these past few months, we have begun to notice many small things falling through the cracks around our community. It's these small things that make our community as beautiful, desired, and high valued as it is. Thus, we would like to kindly request the following from all community members:

- Please be sure all yards are weed free. Now that the rains have stopped, weeds tend to pop up rather quickly. We'd greatly appreciate your cooperation in keeping your landscapes clean and free of weeds. This will be a priority for ADAM LLC once they begin doing regular bi-weekly inspections. Please don't hate us if we kindly ask you to clean up a bit. 😊
- Be sure to be on the lookout for mistle toe in your trees! Mistletoe kills trees and spreads quickly which is why we require the removal of mistletoe as quickly as possible. For more on this topic, please check out <https://arborleaftreecare.com/how-to-remove-mistletoe-trees/>.
- As always, please submit an ARC form for all projects. Any project that is outside, including exterior house painting, or might require something outside (like an outhouse for contractors), must be approved by the ARC committee. You can submit your form by visiting our community website at <https://greenridgehoa.net/arc-submittal-form/>.

## A NOTE FROM THE PRESIDENT

*I also want to take a moment and thank you all for being such wonderful neighbors. We're a small community and one that works well together. We, as a board, want to thank you for being so kind. We appreciate the fact that you understand we're just volunteers and we're truly trying to uphold the rules and regulations that keep our neighborhood so beautiful while also trying to be understanding of each other's needs. It is this attitude that I think sets Green Ridge apart.*

*Sincerely,*

*Brent LaFoley*

*P.S. Please don't forget to update your email address on our new website so you don't miss important communications. Unfortunately we have not received our community email roster back from Stratford so we need to reestablish this as soon as possible!*