

August 2023

Green Ridge Homeowner Association

A Letter from your HOA President

NEW WEBSITE

If you haven't already done so, 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

The next scheduled meeting of the board is scheduled to meet on Thursday, October 19, 2023 at 5PM. All members are welcome to attend!

The agenda and instructions to join this meeting will be posted a week before the meeting and may be found on the home page of our website <https://greenridgehoa.net>



this issue

Preparing for Road Improvements **P.1**

Tips for Planning Ahead **P.2**

Other Community Updates **P.3**

President's Note **P.3**

Road Repair Property Map **P.4**

Preparing for Our Road Improvements

As you may have already heard, we will be starting our Green Ridge road repair project bright and early at 7AM on Wednesday, September 6, 2023. Weather permitting, the repairs are scheduled to be completed Saturday, September 9th. The project will be organized into two active repair phases so that at least one side of all roads within the community remain driveable during the duration of the project. Each active repair phase is scheduled to last a day and a half (7AM to 12PM the following day). With the exception of emergency vehicles, delivery, service, and homeowner vehicles will not be able to drive on the active repair side. This means that you will be unable to leave or enter your driveway during your scheduled active repair dates. **Please review the map on page four to see the active repair dates for your property.**

For those of you who will need to leave your property during your active repair dates, it is suggested that you arrange with a neighbor who has active repair dates different than your own to park your vehicle in their driveway during your active repair dates. In most cases this will be a neighbor on the opposite side of the road. You can return the favor to your neighbor when it is their turn. Note that at no time during the project may vehicles park on the side of the roads within the community, nor outside the entryway gates. Homeowners who wish to park their vehicles on the north side of Prince Road during this project may do so at their own risk. We have notified Pima County Sheriff's Department that some members may elect this option during the dates of the project, and they have assured us this is permitted as long as the vehicle is well over into the shoulder of the road and the vehicle is properly registered and tagged.



Road Repair Checklist

Remember, you will be unable to enter or leave your driveway during your active repair dates!

For those of you who plan on staying home during your active repair dates, below are some helpful reminders on how to prepare for the time when you will be unable to leave your home or receive deliveries.

- Review your calendar and reschedule any appointments as necessary.
- Complete any necessary grocery and pet food shopping to ensure sufficient items are on hand.
- Ensure all prescriptions or medical supplies have been refilled as necessary.
- Notify and reschedule service vendors that routinely access your property, such as pool service, landscapers, housekeepers, mobile animal groomers or healthcare workers. *Note, we will be contacting the USPS and trash removal companies so you won't have to do this.*
- Notify and reschedule contractors and vendors scheduled for home maintenance repairs or construction.
- If you are expecting important deliveries during your active repair dates, arrange for alternative delivery locations or dates.
- Notify friends or family that they will not be able to access your driveway during your active repair dates, nor park on the side of the roads inside the community.
- Remember this is monsoon season, so ensure you have plenty of batteries and other supplies in the event of a power outage.



Other Community Updates

- We are happy to report that 100% of all July HOA Assessments have been received and processed! A special thanks to all Members for your prompt response in transitioning to the new billing process with ADAM Property Management.
- As you may recall, the Board is in the process of reviewing and proposing amendments to our governing documents. The first of three draft revisions were distributed to Members for their review and comment. We heard from several Members who emailed and called offering their support and thoughtful feedback about the proposed changes. We thank our Members for their valuable insights and will be modifying the proposed requirement for ARC review when repainting the exterior house with the same color. We will be sending out the second set of proposed changes for community review in the next several weeks.
- Now that the summer rains have begun, weeds tend to pop up rather quickly. As a reminder, ADAM conducts monthly inspections of our community and will send friendly reminders if weeds or other issues are noticed. Thank you in advance for your prompt attention to any issues that may arise. It's these small things that make our community as beautiful, desired, and high valued as it is.
- As always, please submit an ARC form for exterior home improvement and landscaping projects. You can submit your form by visiting <https://greenridgehoa.net/arc-submittal-form/>.

green
ridge

A NOTE FROM THE PRESIDENT

The board would like to thank all of those who have read through and provided feedback with regards to our first release of the proposed updates to our community documents. Knowing that these announcements are merely a view into our current efforts and not finalized work, it's great to see our neighborhood actively involved.

Also, much of our neighborhood has furry friends, so be on the look out for river toads this time of year. Their poisonous skin is not kind to those that bite them! If your pet does happen to get ahold of one, we recommend cleaning their gums immediately with large amounts of water and keeping them in a cool place. Always call a vet for more explicit advice!

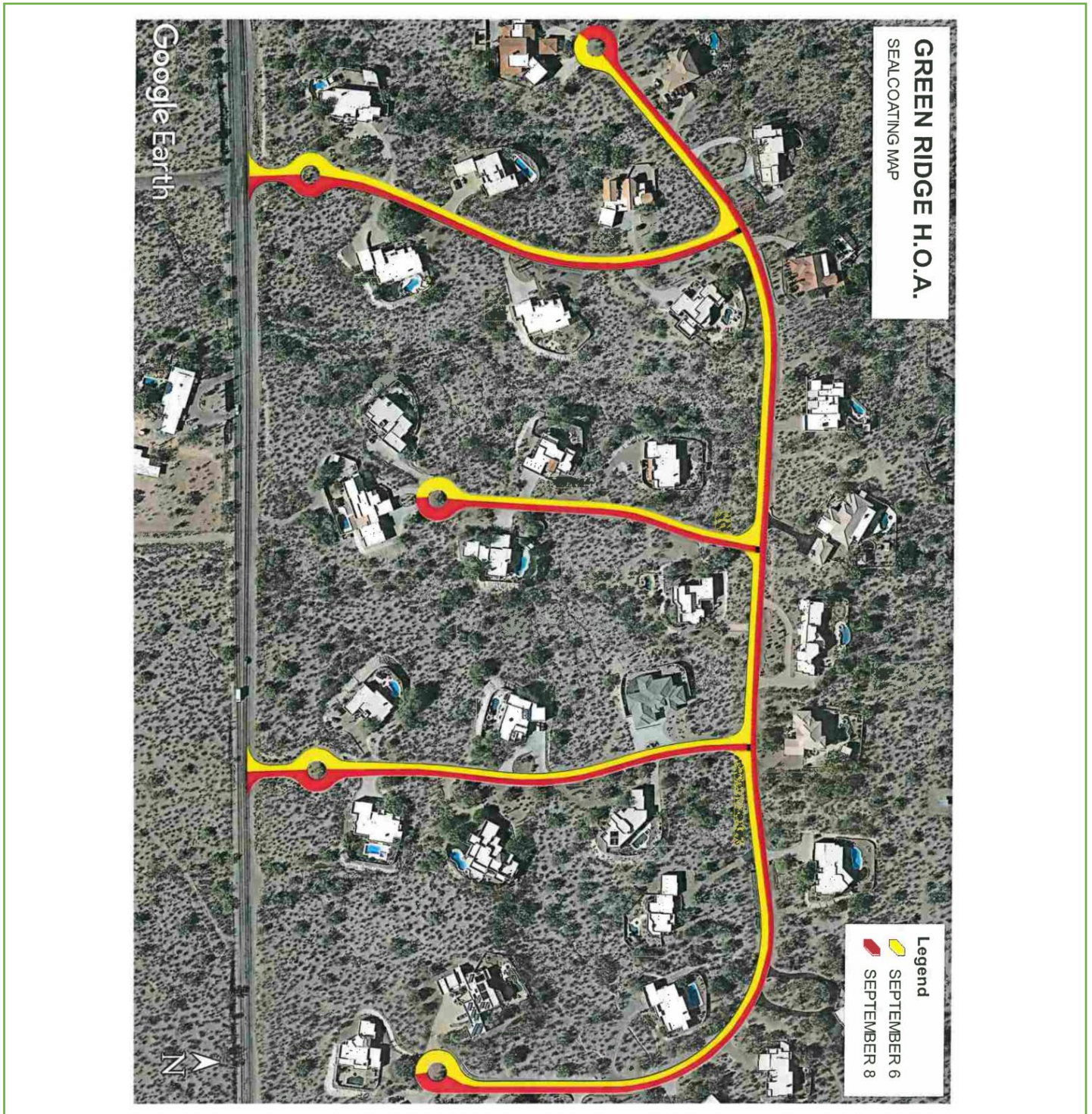
Sincerely,

Brent LaFoley

Road Repair Property Map

Note that both east and west gates will remain open during the project and all three intersections on Sonoran Vista Trail will have one open lane. Watch for traffic cones and drive slowly!

Please contact Tommy White Board Vice President at tomwhitejr@yahoo.com for more information.



green
ridge