

February  
2024

# Green Ridge Homeowner Association

## Community Updates

### Board Officers Elected for 2024

President: *Vicky DiNicola*

Vice President: *Beth Cummings*

Treasurer: *Candice Varnago*

Secretary: *Beth Cummings*

### Committee Chairs Elected for 2024

ARC: *Vicky DiNicola*

Documents: *Beth Cummings*

Road Association: *Tom White*

Elections: *TBD*

### Next Quarterly Board Meeting

The next scheduled meeting of the board is scheduled to meet on Wednesday, May 1<sup>st</sup>, 2024 at 5PM. All members are welcome to attend!

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



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## Where to Go to Be in the Know!

[CLICK HERE](#) TO REGISTER

The Green Ridge HOA at [www.greenridgehoa.net](http://www.greenridgehoa.net) now has several new features to help us stay connected and informed. The first is a check box in the Member Profile that authorizes your name, address, email and phone number to be included in a new Member Directory. This was added because one of the first things we heard from Members following the recent election was a request to update the Member Directory, as many Members are still carrying around outdated directories from years past. In order to keep costs down, the Board will compile an updated Member Directory that can be downloaded and printed from the HOA Members Only Website. This directory will **ONLY BE AVAILABLE TO MEMBERS** and the current Property Management Company.

The second feature is a place to register your existing house color. This was added in the Profile section so that we can update our approved community color pallet for exterior paint. Simply add the manufacture, color name and code to your profile so your home's existing paint color can be added to the approved color pallet. Following recent amendments to the community's governing documents, ARC approval is no longer required when painting your home the same color. Note that *changing* the color of your home still requires ARC approval, regardless of whether the color is or is not on the approved color pallet.

Finally, the third feature added is a link to contact the Board directly. Your messages will automatically be sent to the Board via email so that your non-ARC related questions and feedback can be reviewed in a thoughtful and timely manner.

Because there are still many Members who have not yet created an account on the HOA Website, we will be recording a series of "mini-recordings" in the near future to help you discover all the great information available on this website.



## Key Initiatives for 2024

Board priorities to ensure our neighborhood is beautiful, safe and that Members are supported in the year ahead!

On February 1, 2024 the newly elected Board for 2024 met to identify Key Initiatives for the year ahead. Ideas were then prioritized into “high value-low cost” (Priority 1), “high value-high cost” (Priority #2), and “Lower to Moderate Value-Low Cost” (Priority #3). Below are the Priority #1 initiatives for the year ahead. The Board has already started digging in to these priorities and will report our progress in quarterly Board Meetings and Newsletters throughout the year.

- Start investment strategy discussions for future road improvements (mid-term and long term).
- Evaluate gates, maintenance, and future upgrade needs.
- Reformat, file, and publish approved amendments and revisions to governing documents.
- Identify remaining proposed amendments and communicate to members prior to 2025 election.
- Create index to community documents.
- Review and evaluate all current contracts to ensure value to Members.
- Develop written operational processes, including transition and onboarding plan to for new Board members.
- Create administrative calendar of events and key reminders for Board Activity.
- Simplify and clarify the ARC submission and approval process for Members.
- Updating approved color pallet for painting of exterior homes.
- Promote Member adoption of the HOA Website and the ARC submission and approval process.
- Update Member Roster and make available to all Members.

Additional initiatives were identified, but assigned a lower priority due to cost constraints or unknown value to the Members, including enhancing landscape at gate entrances, exploring options for camera surveillance at gates, exploring Member interest in Neighborhood Watch Program, and evaluating community signage needs and enhancing as necessary.



## Other Community Updates

- **Neighborhood Walk Through:** Just a reminder that ADAM Property Management conducts a walk through the neighborhood every 21 days to inspect for any potential issues that conflict with our community guidelines. The last walk through was conducted on January 31<sup>st</sup>. There were:
  - ✓ One friendly reminder for parking of recreational vehicles
  - ✓ Two friendly reminders to submit ARC approval for driveways
  - ✓ Three friendly reminders related to weedsThank 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.
- **Southwest Gas Project:** Just a reminder that Southwest Gas is replacing some infrastructure for the community gas lines over the next several weeks. There will be several areas in the community where the asphalt will be removed. Note that these areas will be repaired by a subcontractor of Southwest Gas at no cost to the Association, however it may take up to 60 days following the repairs to be completed. Please see the [HOA website](#) for additional details. Thank you for your patience.
- **Assessment Dues:** Thank you to all Members who got their January Assessments paid by the end of the month! If you haven't yet paid, there is still time before you start accruing late fees. There is a link on the [HOA Website](#) Home page to pay your fees via the ADAM property management portal.
- **ARC Reminders:** As always, please submit an ARC form for exterior home improvement and landscaping projects. You can submit your form by visiting the [HOA Website](#).

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## A NOTE FROM THE PRESIDENT

*A special thank you for the great turn out by so many Members in this year's election. We received ballots from 35 of our 38 homeowners! Over the year ahead we will be wrapping up just a few more amendments that we didn't get to last year, and we will be sending out proposed amendments for Member review and comment like we did last year.*

*This year's Board is small but committed! We have an ambitious year ahead and will likely have a series of Special Board Meetings scheduled throughout the year to get all this accomplished.*

*Your new Board would like to thank everyone for their support as we continue to make our community a great place to live!*

*Sincerely,*

*Vicky DiNicola*





## Planning a Large Social Event or Party?

### *Gate Security Update*

Living in a gated community offers security and privacy to the Members of Green Ridge. However, with those benefits also comes the responsibility to ensure that our gate codes are kept private. When hosting large gatherings at your home, consider requesting a temporary gate code that can be used by your guests to enter the community on the day of your event. Simply email Traci Gates at [traci@ADAMLLC.com](mailto:traci@ADAMLLC.com) and let her know the date and approximate times of your event, where the event will be held, along with your email and phone number. You will receive your temporary code via email once it has been programmed, which you can provide to your guests. There is no charge for this service. Please allow 3 to 5 business days for Signal Gates to complete their programming. The code will automatically deactivate after the event.