

The Ridges Property Owners Association

Board of Directors Meeting

May 16, 2016

The Ridges Property Owners Association Board of Directors met on Monday, May 16, 2016 at Village Realty. Bob Holloway, Beverly Head, and John Juzwiak were present. Kelly Green was present representing Village Realty.

Mr. Juzwiak called the meeting to order. The Committee reviewed the minutes from February 15, 2016 and Special Meeting on May 3, 2016. On a motion by Mr. Holloway and a second by Mrs. Head, the minutes were unanimously approved as submitted.

Cahoon House- On a motion by Mr. Juzwiak and a second by Mr. Holloway, The Board rejected the Cahoon's application to modify the enclosure into an outdoor shower. The application has no bearing on the current nonconformity, and the original letter noting the violation will be restated and sent to the Cahoon's with the rejection notice.

Management Report –On a motion by Mrs. Head and a second by Mr. Juzwiak, the Board approved replacing both 'clean up after your pet' signs located on Ridge Lane. Mr. Holloway assessed Mr. McCabe's (113 overlook) irrigation system and found it to be working properly. Mr. Holloway programmed it to turn on 4 times a week rather than 7, beginning at 5pm.

Financial Report – It was noted that the Brookes' paid Jordan Price \$660 to bring their account current.

*Landscape Report-*Mr. Holloway reported that he planted the last 11 Lantana. He also purchased 9 Angelonia plants and will submit the receipt for reimbursement. Mr. Holloway will purchase a new mirror for the dumpster island. There was mention of concern that Beach Mowing was behind this spring. Mr. Juzwiak commended Mr. Holloway for a job well done and he felt it was money well spent.

Website- The Board discussed the inclusion of the Ridges info on the VNHPOA website. Information specific to the Ridges to consider adding to the website includes governing documents, policies, budget, Architectural Control, Board of Directors. Mr. Holloway will draft an introductory paragraph for the Ridges web page as well as the information page and linked documents and the Board will vote via email.

Items from Committee Members- Mr. Holloway asked Ms. Green to reach out to the Town to ask about the blue recycling dumpster that should have been delivered. The Board discussed how to best distribute the parking reminder memo to homeowners. On a motion by Mrs. Head and a second by Mr. Holloway, the Board adopted to have the Association Manager distribute the following memo via email and snail mail:

Dear Ridges Homeowner ,

We hope all is well as Spring is in full swing and we are all getting ready for another summer season.

As we enter the vacation and rental season the Board of Directors would like to remind all homeowners of the parking restrictions which are part of our covenants.

You may or may not realize that the streets within the Ridges community are not as wide as normal town streets, there is room for only two cars to pass. In addition we have small lawns because our houses have been built close to the streets. Therefore, in order to allow for the safe passage of auto traffic, to minimize the risk of children darting between cars into the streets, and for aesthetics, the Ridges Covenants prohibit parking on the side of the roads or the grassy areas adjacent to the roads. While we realize that this may cause some inconvenience, the Board feels strongly that the safety of the residents and guests requires the enforcement of this covenant.

Please remind your guests of the need to control parking

New Business- New Policies were proposed and adopted. On a motion by Mr. Holloway and a second by Mr. Juzwiak, a policy on spiral staircases was adopted. See below:

Policy Regarding Spiral Staircases

Pursuant to Article VI of the Protective Covenants of The Ridges dated January 28, 1989, and Article I of the Protective Covenants dated July 26, 1988, the construction of spiral staircases is limited to locations where they are not readily visible from the streets of the development. The staircases may be screened from view from the street by the house, shrubs, or trees. If shrubs or trees are used to screen the spiral staircase, such shrubs and trees shall be maintained and replaced as necessary to maintain screening. Although spiral staircases can be functionally appropriate in certain situations, they present a disharmonious appearance to the Ridges development and should not be readily visible from the streets of the development.

The following Parking policy was proposed by Mr. Holloway and approved after minor editing was completed:

The Ridges Policy Regarding Parking

Pursuant to Article IV, Section 3 of the Amendments to the Protective Covenants of The Ridges dated August 3, 1988, and Article XII of the Protective Covenants dated July 26, 1988, adequate paved off-street parking shall be provided by the owner. No motor vehicle, including automobiles, trucks, boats, campers, recreational vehicles (e.g., golf carts, all-terrain vehicles), and motorcycles, may be parked on the streets in the development, or on any portion of a yard other than a paved surface. Boats, trailers, campers, carts, and all other similar property shall be parked in a garage on the owner's lot. A paved surface is the area of an owner's lot that was paved with concrete when the house was originally constructed or that is paved with concrete under a reconstruction application approved by the Board of Directors of the Ridges. Expansion of an existing paved parking area will not be approved except under truly unusual circumstances.

The Board established this policy for the safety of the residents and guests and to ensure that the pleasing aesthetics of the community are maintained. The Ridges community is comprised of homes on small lots so that lawns are also small. Parking lots, in addition to the paved driveway for each house, could present a safety hazard with vehicles parked close to the streets and would be unsightly. Adequate parking has been provided for each home by the requirement of the Architectural Control Committee of the Village at Nags Head that a parking space be provided for each bedroom.

With there being no further business and on a motion by Mr. Holloway and a second by Ms. Head, the meeting was adjourned.

Respectfully Submitted,

Kelly Green

Association Manager

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Management Report
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- Clean up after your pet signs. There are 2 worn out looking signs at the end of Ridge Lane facing Hillside Court. Do you want to replace both? One is currently being made.
- Irrigation assistance for Mr. McCabe.
- Brookes to lawyer?-Strike from Agenda.