

The Ridges Property Owners Association

Board of Directors Meeting

July 14, 2017

The Ridges Property Owners Association Board of Directors met on Friday, July 14, 2017 at Village Realty. Bob Holloway, Bill Sport, and Beverly Head were present. Beverly Head sent John Juzwiak home due to illness. Chris Walsh was available but no phone was available in the conference room. Homeowner Jim Musgraves, and Tim Whitehurst from Beach Mowing were present and Kelly Green was present representing Village Realty.

Ms. Head called the meeting to order. The Committee reviewed the minutes from April 28, 2017. On a motion by Mr. Holloway and a second by Mr. Sport, the minutes were approved.

The Board welcomed Mr. Musgraves and Mr. Whitehurst. The Board discussed their landscaping concerns from the spring and early summer with Mr. Whitehurst, including the condition of the lawns and the presence of weeds in the individual yards throughout the community. Mr. Whitehurst stated that the second application of lawn fertilizer is late but he assured the Board it will be sprayed on the following Monday. Mr. Holloway asked Ms. Green to send Beach Mowing the Ridges RFP so they can respond since their contract periods ends in December of 2017.

Ms. Green reported that she has not received any responses to our RFP from other landscaping companies. Grounds Guys and Four Seasons Landscaping declined to provide a proposal for various reasons. Albemarle Landscaping has not yet responded.

The Board discussed the status of the POA's budget mid-year and Mr. Sport stated that he felt the POA's operating accounts are in great financial shape. Mr Sport stated that he would prepare a draft 2018 budget for discussion and approval at the 9-29-17 Board meeting.

Homeowner, Jim Musgraves asked for an estimate for the street overlay repairs and Mr. Holloway responded with \$122,000 which is the ~~newest~~ estimate received from Barnhill Contracting Company this spring.

Ms. Head addressed the letter from homeowner, Mr. Bellanca, regarding his concern over the fairness of the sewer billing process. The Board agreed with Mr. Juzwiak's recommended response that there is no need to collectively represent the Ridges POA under a blanket dispute because the sewage rate is the same for all homes in the Village, and since water is billed by the Town, there is no easy means to base sewage on water flow. Even though a home may be used only 4 months per year the sewage treatment plant had to be built to treat the potential year-round waste from that house. This cost of capacity availability is the most significant portion of the bill and therefore a fair method of billing. Ms. Green will respond to Mr. Bellanca on the Board's behalf.

Ms. Head expressed a desire to replace the street signs and posts with something more visually appealing and presented some pictures of alternatives. After discussing, the Board decided to replace

the Hillside St. sign now and make repairs only to the existing street signs, as needed. Ms. Green will discuss with Village Realty Maintenance. Ms. Head also asked Ms. Green to enter a work order with Dominion Power to paint the tops of the lamp posts.

With no other items for discussion, the meeting was adjourned by Ms. Head.

**The Ridges Property Owners Association
Management Report
7/14/17**

Maintenance-regular light checks and grounds checks were performed as well as dog stand checks.

Administrative-assisted numerous homeowners with payments and address changes, etc. The AR report as of 6/30/17 has 3 delinquent homeowners and 15 day demand letters will be sent.

ACC-106 Lochridge Ct. stained pickets and railings Cedar Naturaltone. 100 W. Lochridge extended siding to the ground and added two windows in the garage opening.