

PRESIDENT'S CORNER (Cont'd)

Uniform Fencing



The RSHA consists of nine board members. Any RSHA member is welcome to attend the monthly board meetings. They are held on the fourth Monday of the month at 7:00 p.m. at the Bess Dodson Walt library on South 14th Street. If you would like to add an agenda item, please contact a board member at least one week in advance. We have two main objectives. First, uphold the restrictive covenants and, second, maintain and improve the commons areas. It is important to understand that the covenants are REQUIREMENTS and NOT guidelines.

We have an architectural review committee in place that works with potential builders to review plans to ensure they meet the minimal requirements of square footage, setbacks, and percentage of brick and/or stone.

As spring rapidly approaches, I encourage you to become familiar with the landscape requirements. These are outlined in the covenants, and if you have any questions, please contact a board member. The board realizes that there has been confusion in the past concerning landscaping requirements, and we want to work constructively with the members to ensure everyone meets or exceeds the minimal requirements. Since we all live in the RSHA area, which is governed by covenants, we all have the same obligations to meet.

We anticipate that several out lots will be turned over in 2005 or 2006, and we need your help. I would like to assign a committee to come up with a master plan for our out lots or common areas. Some issues that need to be addressed are as follows: Should these areas be sprinkled? How many trees should we plant? How will we care for and maintain these areas? Should property owners that border these areas have higher annual dues? If you would be interested in being on this committee, please call me or any other board member.

Lastly, I would like to thank the previous board members and officers that laid a solid foundation for an engaged board that always looked out for the best interests of the neighborhood. The leadership and hard work is appreciated. Thanks again, Bob Carter, Gary Christensen, Joe Zugmier, Tom Stine, Kay Anderson, Julie Kokrda, Marty Kasl and Pam Kasl.

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The Uniform Fencing Declaration has been reaffirmed by the Board. The provisions are as follows:

1. The design, height, nature, materials and location of all walls and fences must be approved in writing by the Architectural Review Committee prior to construction.
2. No wall or fence shall consist of wood. All walls and fences must be of brick, iron, stone, steel or aluminum with the appearance of iron, or other material approved by the Architectural Review Committee.

If you have any questions regarding this or if you would like a copy of the declaration, please contact a board member.

ARC Committee Member Needed

The Architectural Review Committee is in need of an additional member. This member need not be a Board member. It can be any member of our association.

If anyone is interested in possibly being a member of the Architectural Review Committee, please contact a board member.

2004 Treasurer's Report

Upcoming Meetings

Monthly Meetings - 7:00 p.m.

Bess Dodson Walt Library
6701 South 14th Street

March 28, 2005

April 25, 2005

May 23, 2005

June 29, 2005*

July 26, 2005*

August 22, 2005

*NOTE: Due to scheduling conflicts with the library's summer reading program, the June and July meetings do not fall on the fourth Monday of the month. August resumes normal schedule.

Balance as of 1/1/04 (92 lots)..... \$7,812.58

Deposits & Interest 2004 \$11,389.75

TOTAL INCOME \$19,202.33

2004 PAYMENTS:

Outlot Maintenance..... \$4,547.60

Attorney Fees \$4,226.00

Insurance-Directors/Officers..... \$900.00

Insurance-Outlot Liability \$450.00

Board Supplies \$543.39

(Stamps, copies, directories,
checks, meeting room rental-LPS)

TOTAL EXPENSES \$10,666.99

2004 ENDING BALANCE \$8,535.34

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Have an idea or suggestions as to what you'd like to see in future newsletters or on our new web site?

Please e-mail them to
Board@ridgesouth.com

2005 PROJECTED:

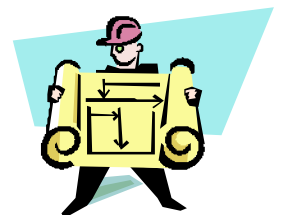
2005 Income..... \$12,000.00

(120 lots as of 1/1/05)

(48 lots remaining)

Approved Builders List (As of February 2005)

- Buhr Homes, Inc.
- D & G Construction, Inc.
- Mahris Construction Company, Inc.
- Michael Builders, Inc.
- Zlab/Troyer Construction
- Zlab Homes, Inc.
- B C Homes
- Rezac Construction
- Frey Homes
- Schott Custom Homes
- Creative Design Homes, Inc.
- Premier Builders
- Brester Construction, Inc.
- Manzitto Brothers Custom Homes
- Kramer & Son Construction
- Cherry Hill Homes
- Aspen Builders, Inc.
- Pride Homes
- Gregg Electric
- Summit Homes
- Rembolt Homes
- Douglas Schmidt
- Mann Customs



WEB SITE INFORMATION

In an effort to keep our association members better informed as to all of the exciting things that are happening currently and in the future in our neighborhood and the association, a new web site is being proposed. Things that may be posted on the web site include: Board of directors and officer information, committee information, a map of our association boundaries, newsletters, minutes of meetings, calendar of upcoming meetings/events, member directory (password access only), covenants & bylaws. If there are suggestions regarding something you would possibly like to see on our new site, please e-mail to Board@ridgesouth.com.

In addition, we would like to build an e-mail listing of all members of the association so that things such as newsletters, etc., could be e-mailed to members, thus saving our association time and money. We will still send paper copies of previously-mailed items to anyone who prefers that. Please send an e-mail with "subscribe" in the subject line to Board@ridgesouth.com to sign up for this. Please include your full name and address in the body of the e-mail.

www.ridgesouth.com



Any member of the association wishing to post a short classified ad in the newsletter may do so by submitting it to Board@ridgesouth.com or by calling Julie Pell at 476-1912.

QUESTIONS OR CONCERNS?

Please contact any board member listed on the front page of the newsletter and we will address them as quickly as possible.

MEMBER DIRECTORY INFORMATION

Enclosed is a request for updated member directory information. If you would like to submit your information via e-mail, please send it to Board@ridgesouth.com. If you would prefer to mail the form or drop it off, please submit to Julie Pell at 6859 Shadow Ridge Road.

DEADLINE IS APRIL 15TH!!!!

FRIENDLY REMINDER

Dues of \$100 were to be paid by March 1st. Please submit to Treas. Steve Sheets if you haven't already done so!

NEIGHBORHOOD WATCH: We have had some reports of vehicles driving across neighborhood lawns in the middle of the night. If anyone sees anything suspicious, please make note of it and don't hesitate to call the Lincoln Police Department.



Ridge South Homeowners Association

To: Ridge South Homeowner

From: Julie Pell, Secretary
Board of Directors

Date: March 8, 2005

RE: Neighborhood Directory

The Ridge South Homeowners Association (RSHA) is once again putting together a neighborhood directory to assist people in getting to know their neighbors. Please complete the information at the bottom of this sheet and submit it to the Secretary so that your family will be listed/updated. Please be assured the RSHA will not sell or disclose the directory listing to any professional or private solicitation organizations. It is intended solely for the use of the members of the RSHA. Additionally, all information is optional.

Complete and return to Julie Pell at 6859 Shadow Ridge Road or e-mail information to board@ridgesouth.com **NO LATER THAN APRIL 15, 2005.**

Owners' First Name(s) _____

Last Name _____

Street Address _____

Telephone Number(s) _____

Children's Names and Birth Year _____

Do any of these children baby-sit? _____

Owners' Profession(s) or Hobbies _____

E-mail Address(es) _____

Received mailings via (check one): E-mail _____ OR USPS mail _____

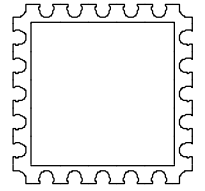
*Mailings may include newsletters, board minutes, other correspondence from the board.



Ridge South

Homeowners Association

Julie Pell, Secretary
6859 Shadow Ridge Road
Lincoln, NE 68512



COMMITTEES

Architectural Review Committee

Warren Woita, Chairman
Jeff Lapin
Brent Tripp

Landscape Committee

Don Daringer, Chairman
Bob Carter
Don Jones

Neighborhood Watch Committee

Warren & Shelly Woita
Dale & Millie Schenk

Landscape Inspections

The Landscape Committee will once again be conducting inspections later this spring. Please watch for further information regarding this in the coming months.