



Ridge South Homeowners Association

RSA Board of Directors

Board Members

Brent Tripp, President
2411 Ridgeline Drive
421-8558

Julie Pell, Secretary
6859 Shadow Ridge Road
476-1912

Warren Woita
2441 Ridgeline Drive
421-6321

Brad Stedman
1926 Southern Light Drive
420-1910

Peter Sartori
6741 Ridge Point Road
421-9290

Jeff Lapin
2120 Southern Light Drive
421-1625

Alycia Dieckman
6715 Shadow Ridge Road
328-0680

Jeff Mann
1950 Southern Light Drive
423-5386

Brad Rushton, Vice President
6840 Ridge Point Road
328-3499

OFFICERS

Steve Sheets, Treasurer
2310 Ridge Road
420-1860



Neighborhood Yard Sale

**Friday, May 13th
& Saturday, May 14th**

The association will pay for advertising in the newspaper and will be placing signs at the entrances.

If you have brief general items that you would like listed in a flyer, please submit them ASAP to board@ridgesouth.com or to Julie Pell at 6859 Shadow Ridge Road. These flyers will be available for distribution at individual homes and will be a compilation of addresses having sales and the items available at each. Homeowners wishing to have a copy of the list to give out at their sale will be responsible for picking up the final list by Thursday the 12th from Julie Pell at the address listed above. It will be e-mailed to all association members that have submitted e-mail addresses, in addition.

Message from President Brent Tripp

Spring has finally arrived, and with any luck this will be the last week that I will need to wear my winter jacket and gloves while mowing the yard.

I wanted to take this opportunity to communicate the major objectives that the board is undertaking. First, we are trying to improve the communication by providing the membership with this newsletter and a web page. I encourage the membership to sign up to have the e-mail newsletter. This will save the association nearly \$700/year for printing and postage. The web site is up and running and should be used for your primary source of information. I want to thank Julie for all of the hard work in putting together the newsletter, website, and meeting minutes.

Second, the board has begun discussions with Hampton to hopefully ensure the handover of the remaining out-lots goes

smoothly. In response, Hampton has starting knocking down the dirt piles on the southeastern portion of the neighborhood and they have removed the concrete fence. In the weeks to come we will be working with Hampton to ensure the slope, drainage, and seeding progresses according to the plans they submitted to the city. I would like to thank Don for coordinating the maintenance of our existing out-lot.

Third, the Architectural Review Committee remains our first line of defense to ensure that future homes, at least, meet the minimum standards as outlined in the covenants. These important volunteer positions are mostly a thankless endeavor. Therefore, I want to officially recognize Warren, Jeff, and Larry for their hard work on this committee.

Fourth, we are looking at

clarifying and strengthening the covenants. The goal of the proposed changes will remove uncertainty and provide clearer direction and definitions. Jeff has taken the lead in this effort and hopefully the association members will be able to vote on these in the near future.

Finally, we will be initiating the development of the master plan for the remaining out-lots. If anyone is interested in assisting by serving on this committee, please let a board member know.

All members are encouraged to attend board meetings. Meeting times and dates are posted on the web. If you have a specific issue that you would like to have put on the agenda, please let a board member know at least one week in advance of the meeting.

RSHA Landscaping Requirements

	<u>Minimum Quantity</u>	<u>Minimum Type/Size</u>
For Lot Types A & B:	8	2" caliper deciduous trees
	4	5' tall evergreens
	30	1-gallon plants
For Lot Types C & D:	6	2" caliper deciduous trees
	2	5' tall evergreens
	20	1-gallon plants

Any exterior **air-conditioning unit** must be screened by landscape shrubbery or fencing approved by the Architectural Review Committee.

NOTE: Please consult the Declaration of Protective Covenants, Conditions and Restrictions of Ridge South for an explanation of lot types. This document was provided at closing. Please contact the RSHA president or secretary if you have misplaced your copy.

STREET PARKWAY TREE REQUIREMENTS

Each lot must have at least one (1) tree within the parkway area between the sidewalk and street (on city property). Corner lots must have two (2) trees, one along each street. Please contact the RSHA Landscape Committee for approved tree types and specifications. The developer is responsible for planting the street trees.

NOTE: Street trees planted in between the curb and the sidewalk DO NOT count towards the landscaping requirements, NOR do plantings on or in the common areas.

LANDSCAPE DRAWINGS

Each RSHA homeowner is required to submit a detailed landscaping plan/drawing (preferably prior to installation) to the RSHA Landscape Committee for approval. All landscape plans must be approved and completed within 15 months after home has started construction. This plan can be as simple as a hand sketch, but must illustrate type, size and location of all plants and trees in the landscape.

Please forward your submissions to:

Don Daringer, Landscape Committee Chairperson
6757 Ridge Road
Lincoln, NE 68512
(402) 423-1791

LANDSCAPE INSPECTIONS



As noted in the last newsletter, landscape inspections will be starting soon. Please review the landscape requirements noted in this newsletter to see if you are in compliance. The board is requesting homeowners to take a proactive approach to completing landscape requirements. If requirements are not met and adequate time has elapsed, deficiencies may be filed on properties.

Landscape requirements are required to be fulfilled within 15 months after start of construction. If you feel you are in compliance and have not had an inspection and approval as of yet, please contact Don Daringer.



Upcoming Meetings

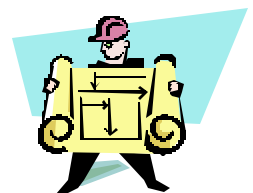
Monthly Meetings - 7:00 p.m.
Bess Dodson Walt Library
6701 South 14th Street

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.

Approved Builders List (As of March 2005)

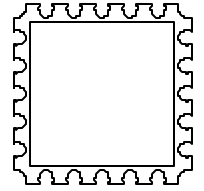
- Aspen Builders, Inc.
- B C Homes
- Brester Construction, Inc.
- Buhr Homes, Inc.
- Cherry Hills Homes
- Creative Design Homes, Inc.
- D & G Construction, Inc.
- Douglas Schmidt, DSC Inc.
- Gregg Electric, Inc.
- Kramer Construction
- Mahris Construction Company
- Mann Custom Homes
- Maverick Construction
- Michael Builders, Inc.
- Premier Builders
- Pride Homes
- Rembolt Homes
- Rezac Construction
- Schott Custom Homes
- Steve Fulton Construction
- Summit Homes, Inc.
- Zlab Homes, Inc.
- Zlab/Troyer Construction





Ridge South Homeowners Association

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



COMMITTEES

Architectural Review Committee

Warren Woita, Chairman
Jeff Lapin
Larry Wakefield

Landscape Committee

Don Daringer, Chairman
Bob Carter
Don Jones

Neighborhood Watch Committee

Warren & Shelly Woita
Dale & Millie Schenk

Stay up to date on association news and information!

www.ridgesouth.com

REMINDER: DIRECTORY INFO NEEDED

If you have not already submitted your directory information, please do so. The board would like to encourage people to submit their e-mail addresses at a minimum. This will help keep the costs down while still keeping association members informed. Submit information to board@ridgesouth.com or to Julie Pell, 6859 Shadow Ridge Road.