



Ridge South Homeowners Association

RSHA 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

PRESIDENT'S MESSAGE

With dew on the grass appearing as frost the last few mornings, and temperature dropping at night, fall has officially arrived in Lincoln. The recent hurricanes in the Gulf Coast and the earthquake in Pakistan have brought destruction and suffering on a scale that is truly unbelievable. Most people I know have given freely of their time and their money and I ask that you keep these victims in your thoughts and prayers.

I wanted to take this opportunity to update you on the latest of our major undertakings. First, we want to promote open and honest communications. We have received positive feedback regarding the newsletter and web site. The web site has provided a mechanism for members to ask questions, make suggestions, and voice concerns. Some of these concerns are summarized elsewhere in the newsletter. Most people have signed up to receive the email newsletter. If you haven't, I encourage you to sign up. This will help us to minimize our annual dues. Once again, I would like to recognize and thank Julie for all her hard work on the newsletter, web site, and meeting minutes.

Second, the Landscape Committee has developed a preliminary out-lot development plan and budgetary estimate. The three out-lots are identified as A, B and C. This plan prioritizes the tasks in upgrading and maintaining our three out-lots. As these properties are deeded over to the association, our annual dues will have to be adjusted to provide the association the necessary funds to properly upgrade and maintain these common areas.

Out-lot A is located north of Pine Lake Road and borders the back side of Shopko. This property has the large retention pond on it. The current proposal is to install electrical, plumbing, and sprinklers and seed with grass. Trees, shrubs, perennials and mulch will be added in a subsequent phase. This area has not been deeded to the association.

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PRESIDENT'S MESSAGE (Cont'd from Page 1)

Out-lot B is located off Ridgeline Drive between South Face Circle and South Pass Drive. It is the small wooded lowland that runs north-south. The current proposal is to clean up the area, trim the trees and seeding with grass. At this time we aren't planning on sprinkling this area. This area has not been deeded to the association.

Out-lot C is located off Scott Drive between Ridge Road and Shadow Ridge Road. It is the grass and landscaped area that borders the backyards of the homes on these streets. This property has been deeded to and is currently being maintained by the association.

It was observed that the home owners on Out-lots B and C benefit from these areas more than the other association members, while Out-lot A (with the bike path) can be utilized by the entire membership. Therefore, the board will be investigating the possibility of subdividing and deeding these Out-lots to the bordering properties. This is a potential win-win solution because the homeowners will get a slightly larger yard and the long-term maintenance and upgrade cost to the association will only go to the area that truly can be used and enjoyed by all the members.

Third, the Architectural Review Committee continues to be our first line of defense to ensure that future homes meet, at least, the minimum standards as outlined in the covenants. These important volunteer positions are mostly a thankless endeavor. Therefore, I want to once again 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. We held a special meeting in August and a small number of members attended and gave constructive comments. Jeff has incorporated these comments and we will have our attorney review the proposed changes, after which we will ask the membership to, vote on these changes.

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.

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C O N C E R N S

Several observations and complaints have been addressed to the board. The board requests that you try to resolve issues between neighbors by yourself at first. If you have discussed an issue with a neighbor and it can't be resolved, then it is appropriate bring the issue to the board's attention. Please review the section XV and XVI from the protective covenants.

No noxious or offensive trade, activity, or practice shall be carried on upon any Lot, nor shall anything be done on any Lot which may be or become an annoyance or nuisance to the neighborhood.

No trailer, mobile home, basement, tent, shack, barn, or any other outbuilding erected in or on any Lot shall at any time be used as a residence, temporarily or permanently; nor shall any structure of a temporary character be used as a residence. No trailer, mobile home, motor coach or boat may be stored or parked in any front or side yard. If the provisions of paragraph IX of these Covenants are deemed to be in conflict with this paragraph, then the provisions of paragraph IX shall be deemed as the controlling provisions

The following observations have been communicated to the board and your attention in resolving these matters would be greatly appreciated.

- **Garbage cans** not being stored out of sight on non-trash days – Please store your garbage can out of sight from the street.
- **Piling debris and grass clippings on vacant lots** – Please discontinue this practice. This is not permitted in the covenants and is against the law.
- **Trailers** parked in driveways for extended periods of time – Please garage or move them.
- **Items stored in driveway** - Please garage or move them.
- **People not cleaning up after their dogs** – Please take a plastic bag with you while you are on your walk, and THANK YOU to those who do.
- **Speeding, both residents and nonresidents** – Slow down and ask your friends and families, and especially teenagers, to do the same. Particular problems have been noted on Ridge Road and Hazel Scott Drive.
- **Storage of items on vacant lots** – The board has asked that these materials be moved.
- **Maintenance of lawns on houses that are for sale** – Contact the listing agent and complain.



REMINDER -

LANDSCAPE REQUIREMENT FORMS

There are still some homeowners who have not turned in their landscape requirement forms that were due in August. The board and the landscape committee would like to encourage those remaining homeowners to submit their forms as soon as possible, before steps are taken to begin inspections.

Thank you for your cooperation.



Upcoming Meetings

Monthly Meetings - 7:00 p.m.

Bess Dodson Walt Library - 6701 South 14th Street

November 28, 2005

December - NO MONTHLY MEETING

January 23, 2006

February 27, 2006

March 27, 2006

April 24, 2006

The board members would like to encourage homeowners to bring matters to the board's attention that you feel are of concern in our neighborhood. While we do live throughout the RSHA neighborhood, there are often things in and around areas that don't impact us individually and therefore we are not aware of. Please help us keep our neighborhood a safe, beautiful and enjoyable place to live and own a home. E-mail to board@ridgesouth.com.

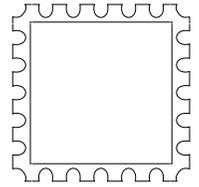
THANK YOU!



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
Julie Pell
Larry Wakefield
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

DIRECTORY CHANGES/UPDATES

If anyone has further updates to make to their directory information or if changes arise throughout the year, please e-mail them to board@ridgesouth.com. The online version of the directory will be modified continuously throughout the year and kept as current as possible.

Thank you!