



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

The annual meeting for the Ridge South Homeowners Association meeting is rapidly approaching. This year the meeting will be held on February 11, 2006 at 9:00 a.m. at Scott Middle School. We will be electing at least three new board members. The next board will have the very important task of taking ownership of the remaining out lots and determining what improvements will be made to these properties. 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. The new dues will be established at the annual meeting. Below are some current HOA dues for other Lincoln neighborhoods:

Williamsburg - \$350

HiMark - \$900

Wilderness Ridge - \$125

Country Acres - \$500

Ridge North - \$325

Historically there has been a low turnout at the annual meeting. However, this is a very important year, and we value every neighbor's opinion. In 2006 key decisions will need to be made and there is a lot of work remaining. As always, the board will be looking for people that are willing to serve as directors, officers, committee chairs and/or committee members. You will receive a separate meeting reminder e-mail or postcard in the near future. *(Cont'd on page 2)*

President's Message (Cont'd)

With this the last newsletter for the 2005 board, I wanted to provide you with one final update on our major undertakings before the new board is elected. First, we wanted to promote open and honest communications. We saw an increase of homeowners attending the monthly meeting. Our major additions of 2005 were the newsletter and web site. The web site has provided a mechanism for members to ask questions, make suggestions, and voice concerns. Most people have signed up to receive the e-mail 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. Quotes for the initial plumbing and electrical work are forth coming. 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.

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 Hazel 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.

(Cont'd on page 3)

President's Message (Cont'd)


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. The proposed changes have been reviewed by our attorney, and soon we will ask the membership to vote on these changes.

All members are encouraged to attend the annual meeting and the monthly 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.

Brent Tripp, RSHA President

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Upcoming Meetings

Monthly Meetings - 7:00 p.m.

Bess Dodson Walt Library - 6701 South 14th Street

January 23, 2006

ANNUAL MEETING - February 11, 2006

9 a.m. at Scott Middle School

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!

Attention:

If you have received this newsletter via regular USPS mail, we do not have a current e-mail address on file for you. The board disseminates important information via e-mail. Please forward your e-mail address ASAP to board@ridgesouth.com. This will save the homeowners and board time and money.

If you feel you have received this in error, please contact Julie at board@ridgesouth.com.

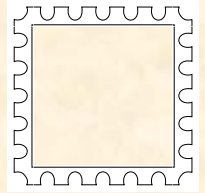
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Ridge South

Homeowners Association

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



Or current resident

COMMITTEES

Architectural Review Committee

Warren Woita, Chairman
Jeff Lapin
Larry Wakefield

Landscape Committee

Don Daringer, Chairman
Julie Pell
Larry Wakefield

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!