



Ridge South Homeowners Association

RSHA OFFICERS

Julie Pell, President
Jeff Lapin, Vice President
Alycia Dieckman, Secretary
Steve Sheets, Treasurer
2310 Ridge Road
420-1860

BOARD of DIRECTORS

Alycia Dieckman
6715 Shadow Ridge Road
328-0680

Tom Kirkpatrick
2525 Southview Circle

Jeff Lapin
2120 Southern Light Drive
421-1625

Stephanie Olberding
6625 South Pass Drive
489-3811

Julie Pell
6859 Shadow Ridge Road
476-1912 or 450-1750

Brad Rushton
6840 Ridge Point Road
328-3499

Peter Sartori
6741 Ridge Point Road
421-9290

Brent Tripp, President
2411 Ridgeline Drive
421-8558

Larry Wakefield
2005 Southern Light Drive
525-3595

President's Message

As president, I would like to take this opportunity to introduce myself. My name is Julie Pell. My husband Terry and I have lived in Lincoln for over 15 years. We have three sons, twin boys that are seven and a five-year-old. They all are involved in Taekwondo, soccer, baseball, basketball, and various other activities that keep us running. I have been self-employed as a court reporter since 1991, and I enjoy volunteering at the school. Terry is a network administrator, as well as a co-founder of PM-Webworx, which offers web design and hosting services, as well as complete network and IT consulting services. We like to golf and travel (in our free time).

Next, I would like to personally thank the outgoing members of the board, namely Warren Woita, Brad Stedman and Jeff Mann. Warren also served as the Chairman of the Architectural Review Committee. Also, thanks to Brent Tripp for serving as president and to Brad Rushton for serving as vice president.

As you all know, these are volunteer positions. What you may not all realize is that these are also very time-consuming and oftentimes unpleasant positions to be in. Everyone that serves gives many hours each month to this board and to the improvement of *our* neighborhood. Please thank these people if you see them. They have all played important roles over the past year plus.

Please note that the new officers and board members are listed to the left of this column. Feel free to contact myself or any board member with concerns and we will discuss the matter as an entire board at a meeting or via e-mail, as we are in constant contact with each other.

(Cont'd on page 2)

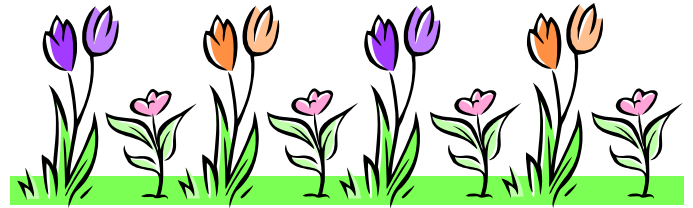
Finally, there are several important issues that are discussed in this newsletter, some of which require action on all RSHA members' parts. Please take time to read through the newsletter so that you are aware of current issues and events.

- Julie Pell, President -

Spring Cleanup Day

April 23, 2006

1:00 p.m.



A volunteer spring cleanup day has been set for Sunday, April 23, 2006, at 1:00 p.m. This cleanup day will focus on the cul-de-sacs. Please bring shears and other gardening tools that you may have available, pickup trucks, gloves, etc. We will meet at the Ridge Point Circle cul-de-sac. The rain date will be April 30th.

REMINDERS:

Dues in the amount of \$300 were due to RSHA in March. If you have not already done so, please submit them to Steve Sheets at 2310 Ridge Road. **Please do not place dues in the mailbox at Steve's home, as the mail person has requested that we not do this.*

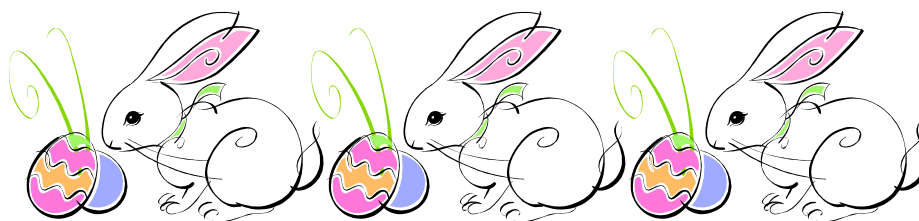
Landscape requirement forms have still not been submitted by many homeowners. Please submit these forms to someone on the landscape committee promptly. Committees are listed on the last page of the newsletter. If you are in need of the form, please request from board@ridgesouth.com

All fences and structures must be **approved in writing** by the Architectural Review Committee prior to the commencement of any construction. **NO EXCEPTIONS.**

Garage Sale

May 19th & 20th, 2006

The neighborhood garage sale dates will be May 19th & 20th. Hours posted at the entrance will be 8 a.m. to 4 p.m. If you plan to participate, please submit your address as well as a listing of items to board@ridgesouth.com by May 17th. They will be listed on a flyer with a map, as was done last year. Flyers will be available for pick up or printing on May 18th.



Landscape Committee Activities

The landscape committee, with the guidance and approval of the board, has been working to have water and power run to the pond area (Outlot A) so that improvements can begin. Following a meeting that the board had with Bob Lewis from Hampton Development Services on March 13th and at the request of Mr. Lewis, the committee also is currently working on a list of items to present to Hampton that the board and committee would like to have completed and/or resolved prior to and as a condition of the official turnover of the remaining outlots. The board and the landscape review committee wish to continue to work toward an amicable and fair resolution of these issues. Watch for updates in future newsletters.



Upcoming Meetings

Monthly Meetings - 7:00 p.m.

Bess Dodson Walt Library - 6701 South 14th Street

April 24, 2006

May 22, 2006

June - Date TBA

July - Date TBA

***Once again this year, due to summer reading programs, the library is not available on the fourth Monday of the month in June and July. The new meeting dates will be announced as soon as they are available.*

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!



PLEASE SLOW DOWN WHEN DRIVING THROUGH OUR NEIGHBORHOOD!

Thank you to those who have modified their satellite dishes to come into compliance with the covenants. As a reminder to those who have not, the requirements are as follows:

All outdoor wiring for any Lot shall be placed underground. No wires for electric power, telephones, radios, televisions, or for any other use shall be placed or permitted above the ground on any Lot except inside a residence. No aerials, antennas, television dishes, poles, towers, or other devices shall be placed or permitted above the ground on any Lot except when placed inside the single-family residence constructed on such Lot, below the roof line; provided, however, that a Lot Owner may install a personal satellite dish and related wiring on the exterior of the residence constructed on a Lot, as long as the diameter of such dish does not exceed 20 inches, or if greater than 20 inches but less than 24 inches, then upon receipt of prior written approval from the Architectural Review Committee as to the location and configuration of such satellite dish on the Lot.



To: RSHA Members
From: Julie Pell, President
Board of Directors
Date: April 2006
RE: Neighborhood Directory

The Ridge South Homeowners Association (RSHA) is once again putting together a neighborhood directory. **Please send the following information in an e-mail to board@ridgesouth.com.** Even if you are already in the directory, please take the time to look at your listing to ensure that everything is correct and up to date. If you do not have e-mail access, please return forms to Julie Pell at 6859 Shadow Ridge Road.

Complete and return **NO LATER THAN MAY 1, 2006.**

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) and/or Hobbies _____

E-mail Address(es) _____

Other _____

Check here if all information in 2005 directory remains current. Please verify your information in the directory first.

Special Meeting to vote on Proposed Covenants May 3, 2006 - 6:30 p.m. - Walt Branch Library

The proposed covenants are available on the web site under the "Documents" tab. Also available under the same tab is the proxy form, which can be filled out and submitted to any board member prior to the meeting(s). If there are any questions, please attend our regularly-scheduled monthly meeting on April 24th at 7 p.m. There will be proxy forms available at this meeting as well. An overview of revisions can be found below. www.ridgesouth.com

After review, the Board feels that some changes are necessary to clarify and further protect our neighborhood. The changes are not meant to lessen the protective covenants, as we all desire to keep the neighborhood as one of the best in the City of Lincoln. As the Association has changed from its initial inception by Braeger and White, many issues have arisen that were not foreseen by the developers and drafters of the covenants. Language and policy needs to be clarified to ensure continuity. For these reasons the Board feels that it is appropriate to restate and amend the Protective Covenants. These proposed covenants would replace prior covenants, except for those sections setting forth what property is contained within Ridge South, and provide a single document for homeowners, potential homeowners or builders to know what is required and permitted. While there will be some minimal expense and inconvenience, the Board believes the changes are worth it. Homeowners who are in compliance with the current covenants will not be effected.

Here is a short recap for the major changes proposed by the Third Amended Covenants:

1. Landscape Review Committee (Section 1 L). A Landscape Review Committee is added a covenant committee with control over landscape issues. At the current time the Landscape Review Committee has been more of a subsection of the Architectural Review Committee but has decision-making power regarding landscape issues.
2. Approved Builders (Section IV). Requires all new builders to submit to an interview process before the Board to confirm that they are a quality builder who will construct a home that meets the covenants and overall character of the neighborhood. New builders are required to sign a document stating that they agree to abide by the covenants.
3. Registering with Register of Deeds (Sections V & VI). The burden is formally shifted to a homeowner or builder to submit all approvals to the Register of Deeds. For example, a builder must file the written approval from the Architectural Review Committee to the Register of Deeds. As written, it is not clear who is required to submit the approval.
4. Fencing Requirements (Section XXI). The Uniform Fencing Declaration, as set and filed by a previous Board, is specifically added to the Covenants. The Board is also given discretion to expand the fencing type requirements.
5. Extensions and Continuances. The Board, Architectural and Landscape Review Committees would be given express, limited authority to extend certain dates within the covenants. In the past, the Board has granted extensions due to inclement weather and similar items.
6. D-Lots. D-Lots are added into the Covenants. No substantive changes have been made to the requirements for D-Lots.

The remaining changes merely clarify existing requirements or clear up confusing language. For example, Section X sets forth the square footage requirements. The new language clarifies that second-story square footage counts towards the minimum square footage requirements. The older language does not make this clear.

The proposed covenants are posted on the web site. Several meetings have been held regarding the proposed covenants and, absent some major omissions or problem, will not be changed and will be asked to be voted on in their current state.

The covenants require two-thirds (2/3) affirmative vote before they can be changed or amended. The board, after consultation with its attorney, has determined that homeowners may sign a proxy that would permit the board to do two items: (1) to vote in favor of the changes; (2) to sign the homeowner's name to the amended covenants. Any member not wishing to sign the proxy but would like to vote in favor of the changes may do so at the Special Meeting to be held on Wednesday, May 3, 2006, at 6:30 p.m.

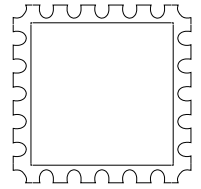
** ** * ** *



Ridge South

Homeowners Association

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



Or current resident

COMMITTEES

Architectural Review Committee

Larry Wakefield, Chairman
Jeff Lapin
Alycia Dieckman

Landscape Committee

Don Daringer, Chairman
Julie Pell
Larry Wakefield
Steve Sheets

Neighborhood Watch Committee

Warren & Shelly Woita
Dale & Millie Schenk

Stay up to date on association news and information!

www.ridgesouth.com

ATTENTION:

If you have received this newsletter via regular USPS mail, we do not have a current e-mail address on file for you. To be assured that you are receiving all information from RSHA, please submit an e-mail address to board@ridgesouth.com ASAP.

Thank you! RSHA Board of Directors