



# Ridge South Homeowners Association

www.ridgesouth.com

## 2006 Board of Directors

Alycia Dieckman  
Tom Kirkpatrick  
Jeff Lapin

Stephanie Olberding  
Julie Pell  
Brad Rushton

Peter Sartori  
Brent Tripp  
Larry Wakefield

## 2006 Officers

President – Julie Pell  
Vice President – Jeff Lapin  
Treasurer - Steve Sheets  
Secretary – Alycia Dieckman

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### MONTHLY MEETING - BOARD OF DIRECTORS

October 5, 2006 – 7:00 p.m.

Bess Dodson Walt Branch Library

**Board Members Present:** Jeff Lapin, Alycia Dieckman, Larry Wakefield, Peter Sartori, Brent Tripp, Julie Pell, Tom Kirkpatrick.

**Others Present:** Steve Sheets, Don Daringer.

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The monthly meeting of the Ridge South Homeowners Association was called to order at approximately 7:00 p.m. by President Julie Pell. No guests were present.

#### ADMINISTRATIVE MATTERS

Pell stated she had not sent a newsletter recently. Various e-mails regarding neighborhood matters and questions have been sent to all RSHA members who have submitted e-mail addresses. She stated 12 welcome packets had been sent recently. Pell said she had changed the welcome packets slightly to include fencing requirements, landscape requirements, web site information, etc. Concern over keeping track of new residents was discussed.

Pell requested approval of three sets of minutes that had been previously e-mailed to board members. Tripp made a motion to approve the minutes. Wakefield seconded the motion. Motion carried by voice vote.

#### TREASURER'S REPORT

Steve Sheets stated there were no bills to be paid. The balance reported was \$56,604. Dues not in are Summit lots, Svoboda. Norman still owned half of the dues. Siewerts bought a lot on Shadow Ridge. Aspen bought a lot on South Ridge Drive. Liens were discussed for delinquent homeowners. Delinquent property owners had been sent several notices stating that dues were delinquent and that a lien could be filed, but they had not responded. It was agreed by the board that the liens should be filed.

## ARCHITECTURAL REVIEW COMMITTEE REPORT

Discussion was had regarding the Schmidt submittal to build yet another ranch on Ridgeline Drive. Pell stated she sent a letter denying the approval as submitted, per the ARC's request. The board was copied on the letter. Wakefield had originally denied the plan. Mike Thomalla contacted Pell requesting a different ruling. Pell concurred with the Wakefield/ARC denial and wrote a detailed letter to Mr. Thomalla and copied Mr. Schmidt explaining the board's position and the reasons for their position.

Kirkpatrick stated he had been approached by Rick Rashilla of Windward Homes requesting a deviation from the 15-foot requirement for pool setbacks on a home on Southview Circle. Discussion was had regarding this matter. The board concurred that the plan would have to be submitted for approval per the covenants.

The D&G home at 6640 South Pass was discussed (the Nystrom home). There is a white vinyl fence that was installed in the rear yard. It was not approved as part of the original plans. Pell talked to Dzingle regarding the fence. Dzingle was very upset and threatening and called Pell numerous times stating that the fence would not be removed. Extensive discussion was had regarding the matter. Pell stated she felt a letter should be sent to the Nystroms. Discussion was had as to whether the board should send the letter or have Bowman send the letter. After discussion, Tripp made a motion to have Bowman draft a letter to the homeowner. Wakefield seconded the motion. Motion carried by voice vote.

## LANDSCAPE COMMITTEE REPORT

Pell stated she had spoken to public works regarding the flags and marking that they had been doing on Pine Lake. They relayed that the long-term plan was for turn lanes going into the school from Pine Lake onto Ridge Road and from Pine Lake onto Hazel Scott. She discussed possible ramifications with the entrance sign and future improvements.

Pell stated she had had no communication from Lewis whatsoever. She stated since she received the last letter from the health department, there had been no work done at the north outlot area. Hampton had apparently seeded the pond area again.

Daringer stated that there were letters sent to two homeowners on Ridgeline Road regarding their rear lot lines. These homes are Schmidt homes that back to the bike trail. There are berms in the back of the yards that Schmidt had previously planted pine trees in. However, the homeowners were not maintaining behind the berm. They were letting the areas go to weeds. The letters were informing them that these areas were their responsibility and that they needed to remedy the problem. Don had conversations with both homeowners and they were unhappy with the letters. They did not know that was their responsibility. To date there has been nothing done to improve the areas by either homeowner. Daringer wanted to know what the board wanted to do going forward. Pell stated the letters gave them 60 days to improve the areas. Filing deficiency notices was discussed.

Daringer stated that the Carter home sold and it did not meet landscape requirements. He inquired of the board as to whether we should be filing notices when homes go for sale and do not meet landscape requirements, etc. Discussion was had regarding this. Daringer also stated that he had not been receiving any landscape plans from the ARC when people were submitting home plans. This is required by the covenants.

Cul-de-sacs are currently being improved. The circle on Southview is not accessible at the current time because of the construction of all of the homes. This cul-de-sac will be completed when the landscaping is done on the homes in the circle.

Daringer stated he would like the board to set up a meeting with Noddle and Union Bank. He feels it's just a matter of time before we get the pond area. Pell stated she didn't see the point in meeting with them before the transfer was actually made. Daringer said he wanted to know if they were willing to help financially with improvements to the area. Pell told Daringer to contact Noddle and explain the situation, see if they are aware of what the area is like and if they are willing to come to a meeting to discuss improvements to the area. Daringer said he would contact them and see if they could come to a meeting. Tripp stated we should know what we were calling them here for before we invited them to a meeting.

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Tripp made a motion to adjourn the meeting. Wakefield seconded the motion. Motion carried by voice vote. The meeting adjourned at approximately 8:00 p.m.

Respectfully submitted,

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Julie A. Pell, President  
Board of Directors