



# Ridge South Homeowners Association

## RSHA Board of Directors

### 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***

The annual meeting for the Ridge South Homeowners Association is rapidly approaching. This year the meeting will be held on Saturday, February 10, 2007, at 9:00 a.m. at Scott Middle School. We will be electing at least three new board members and establishing new officers and committees for the coming year.

As I started this year as president, I had the expectation of having the remaining two outlots transferred from Hampton to the association. After the annual meeting, I began to look forward to spring and the beginning of some much-needed improvements particularly at the entrance to our neighborhood, surrounding the entrance sign and the pond area. However, there were and still remain issues that the board feels have not been addressed by Hampton. For this reason, the outlots have not been accepted by the board to date.

I received a letter from Mr. Hampton dated December 28, 2006, in which he stated that Hampton had completed all improvements required on the outlots and that it was his desire to now transfer the lots to the association. I responded to Mr. Hampton outlining the issues that we, as a board, felt still needed to be addressed prior to acceptance. I have included a copy of the letter in this newsletter outlining the areas of concern and the board's stance on the issues for your information.

On a brighter note, there were improvements made to all of the cul-de-sacs in the area, in consultation with the homeowners on each of the circles. Many of the empty lots in the neighborhood are now occupied by homes, and our neighborhood remains an exceptional place to live! We have many new residents in the area that I would encourage you to welcome into our neighborhood.

*(Cont'd on pg. 2)*

*PRESIDENT'S MESSAGE (Cont'd)*

As always, I encourage residents to contact the board regarding concerns or issues going on in your area of the neighborhood. While all board members live in the neighborhood, we cannot always know what the concerns and issues are unless they are brought to us.

I look forward to seeing you all at the annual meeting. I would encourage you to consider serving the neighborhood either by volunteering to become a board member or a committee member. We will undoubtedly face many challenges in the upcoming year and will need positive people with some time to give.

Julie Pell, President  
Ridge South Homeowners Association



Upcoming Meetings

Monthly Meetings - 7:00 p.m.

Bess Dodson Walt Library - 6701 South 14th Street

January 22, 2007

**ANNUAL MEETING - February 10, 2007**

**9 a.m. at Scott Middle School**

February 26, 2007

March 26, 2007

April 23, 2007



*Many residents have expressed concern regarding vehicles parked on streets and left for extended periods of time. This is particularly a nuisance in regards to snow removal. Per the Lincoln Police Department, cars are not to be left on the street unmoved for a period longer than 24 hours. After 24 hours, a citation can be issued, whereafter the vehicle can be towed if it remains in violation. Please contact the police department for further information or to report a perceived problem.*



If you do not currently receive periodic e-mails from the RSHA, we may not have a current e-mail address for you. This is how a majority of the communication to residents is relayed. Please submit a current e-mail address to [board@ridgesouth.com](mailto:board@ridgesouth.com).

Thank you!



# 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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January 11, 2007

Mr. Robert D. Hampton  
Hampton Development Services  
8040 Eiger Drive  
Lincoln, NE 68516

RE: Outlots – Ridge South

Dear Mr. Hampton,

I am in receipt of your letter of December 28, 2006.

To address your first area of inquiry, the cul-de-sac on South View Circle is scheduled to be cleaned out and redone by the landscape company that has redone the rest of the cul-de-sacs. As you may know, there were many homes being built on that circle at the same time and when the landscape company was there to work on the circle, there was not sufficient accessibility for them to do the work. It is my understanding the same company has and/or is doing many of the landscapes for the homeowners in that circle and that it will be addressed by them at that time.

As far as the two remaining outlots are concerned, the board and the association as a whole have many areas of concern that have not been addressed. I have outlined them below in brief overview.

#### Outlot A – Pond Area

- The board is requesting, and has requested in the past, to be provided letters of approval by the NRD, the city, the health department, as well as any other agencies that have authority over the area. For example, the NRD has told the board that there is not sufficient ground cover around the pond and that we should not accept the area. The association is requesting approval letters before acceptance of the outlot.
- There is an erosion problem on the banks at the north inlet area of the pond. There needs to be work done there to fix the current erosion problem, as well as prevent erosion in the future. Additional riprap is

needed. In addition, in the bottom of the inlet exists an area where standing water is a potential problem. The association requests that the erosion and potential standing water issues at the north inlet be addressed before acceptance of the outlet.

- All of the other inlets and outlets that exist on the pond need additional riprap. Many of these areas are not able to be maintained appropriately by mowing due to steep banks and drop-offs. If riprap was added on either side of them, they could be more appropriately maintained in the future. The association is requesting riprap be added to all of these areas before acceptance of the outlet.

- The committee has done extensive legwork regarding having water and electricity run to the pond area. Water accessibility has been denied from every direction, forcing the association into the position of having to dig a well in the future to have water access to the area. Access to water is going to be essential to have the area improved as the association envisions it, i.e., sprinklers and grass. Mr. Lewis himself stated at a meeting that he can't get anything to grow in the area. The association is requesting assistance in funding a well before accepting the outlet.

- Previously there were street/parkway trees located all along Pine Lake Road, from the Shopko property up to where the entrance area is. Those trees were all cut down last summer/fall because they were dead. I was told by Mr. Lewis that they would be replaced this fall, and they were not. While I understand for some reason there was no bond required for the outlots in general, it is my understanding that there is a bond in place for the trees in the association area. The association is requesting that the trees be replaced before accepting the outlet.

It is my understanding in talking with the city that there was no permit ever taken for placement of the entrance sign. In addition, there is no easement for the sign area. As you may know, it is placed on a lot where a home could potentially be built in the future. The association is requesting that the easement be in place before accepting the outlet.

#### Outlot B – North Treed Area

- This area has extensive drainage problems. I have been copied on multiple complaint letters from the city health department regarding this area, the originals of which were directed to HDS. Following the last letter from the health department stating that the area needed remediation in several areas, there was nothing done to remedy any of the outlined problems. The standing water and drainage problems must be eliminated prior to the association accepting the outlet.

The board is also requesting approval letters from all of the appropriate agencies, i.e., the city, the NRD, the health department, et cetera, before accepting the outlet.

Thank you for your inquiry into these matters. The board does hope to achieve the same ultimate objective you do, that is, having the outlots transferred to the association for improvements and ongoing maintenance. I look forward to your response.

Sincerely,

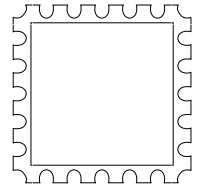
Julie Pell, President  
Board of Directors  
Ridge South Homeowners Association  
6859 Shadow Ridge Road  
Lincoln, NE 68512  
402-476-1912

cc: Board of Directors  
Landscape Committee  
Donald Bowman



# 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](http://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](mailto:board@ridgesouth.com). The online version of the directory will be modified continuously throughout the year and kept as current as possible.

*Thank you!*