

*The Ridges Property Owners Association  
Board of Directors  
June 13, 2009*

The Ridges Property Owners Association Board of Directors met on Saturday, June 13, 2009 at Village Realty. Bob Holloway, John Juzwiak, Ben Truskoski and Sammy Belcher were present. Courtney Fowler was present representing Village Realty. Mr. Holloway called the meeting to order. The Board reviewed the minutes from April 18, 2009 and they were unanimously approved as submitted.

Ms. Fowler presented the Management Report. The Dominion Power bills were discussed and Ms. Fowler reported that the power company was not willing to reduce the cost of the bills. Mr. Truskoski offered to try and speak with Dominion Power personally and asked Ms. Fowler to e-mail him copies of the bills. The website was updated after the last Board meeting. The irrigation systems have been turned on for those owners who asked the Landscape Committee to do so. Any issues were reported back to the owners. The Russian Olives were trimmed at R60 and the owner was asked to repair the ripped screens. Mr. Holloway suggested to Mr. Juzwiak that the Architectural Control Committee discuss this issue at their next meeting if the repairs were not made. The current financials were included in the meeting packet. There was no update on R56.

Ms. Fowler presented the current financial statements. A Balance Sheet, Income Statement, Posting Journal and Accounts Receivable Dues Report were presented. Mr. Truskoski suggested when the two CD's come up for maturity in July that the Board may want to stagger the terms. Ms. Fowler will e-mail rate and term options closer to maturity date. Mr. Truskoski felt the expenses were fine to date. The second quarter is an expensive one with the highest landscape bill being due and the Association should catch back up in the third quarter. The two pending foreclosures were discussed. Ms. Fowler informed the Board that neither property has completely gone into foreclosure to her knowledge. Both keep getting continued. The Board reviewed the Replacement Reserve Report. There were no further questions on the financials.

Mr. Holloway brought up obtaining landscape bids for the 2010 landscape contract. The Board agreed that they would like to bid out the job for next year. Mr. Holloway offered to tweak the scope of work to include in a Request for Proposals and Ms. Fowler will compile a vendor list and e-mail the Board. The Board will give the companies 30 days to respond.

Mr. Holloway informed the Board that Caribbean Landscaping was going to remove the dead and damaged Oleander. Mr. Holloway brought up the dying juniper on Lochridge Court. He suggested that the Board ask Caribbean to remove the juniper and that the Landscape Committee add plants in the area as soon as possible because the area will be unsightly after the juniper are removed. He explained that, although we would normally wait until fall to plant because of the lack of irrigation, an owner in the area, Tom Murphy, has agreed to water the planting throughout the summer. Other owners will water the plants as needed during late fall and winter. Mr. Holloway also recommended

that we request a cost estimate from Caribbean for three applications of fungicide to the remaining juniper to try to control the blight, as recommended by Warren Mathias, an owner in the area who is a professional landscaper. The Board agreed with these recommendations.

Mr. Truskoski informed the Board that he removed a significant amount of juniper in the island on Fairway Lane as he believed that it was dying. He now feels that the island looks bare and needs additional plantings. Mr. Holloway explained that the summer is not a good time to plant as a rule, and new plantings in our (un-irrigated) common areas will die unless someone has agreed to water the plants several times a week. In addition, plantings in the fall would still need periodic watering over the fall, winter, and spring until they are established. Mr. Juzwiak suggested that the Board look into plantings options over the next few months for that area and suggested that Mr. Truskoski talk to his fellow neighbors on Fairway to see who would be willing to help water new plantings. This topic will be added to the fall meeting's agenda.

Mr. Juzwiak recommended that we remove the dead Yaupon Holly and stakes at the end of Ridge Lane and offered to help with the job. Mr. Holloway offered to help.

The Board noted that Mr. Bamonte had resigned from the Board after last meeting. Mr. Juzwiak offered to work on the summer newsletter and Ms. Fowler will e-mail him past newsletter copies.

Mr. Holloway reported that he had researched solar lighting options for the Fairway Lane sign. He wasn't sure if what he found would be strong enough but wanted the Board to think about solar lighting as an option. The lights he was looking into were \$75 to \$100 per light. Ms. Fowler offered to contact Jason Dennette of Accent Lightscaping to see if he had any solar light suggestions.

The Board discussed the Nominating Committee for the upcoming year. Two positions were up this year for reelection. Mr. Juzwiak offered to chair the Nominating Committee. All Board members should submit potential nominees to Mr. Juzwiak.

With there being no further business, the meeting was adjourned.

Respectfully Submitted,

Courtney Fowler  
Assistant Property Manager

Next Meeting August 22, 2009