

THE RIDGES SPRING 2009 NEWSLETTER

4-5-10 v2

This an update on some items that may be of interest:

2010 Board of Directors and Contact Information:

- Bob Holloway (President; bholloway@verizon.net)
- John Juzwiak (Vice-President; johnjuzwiak@hotmail.com)
- Ben Truskoski (Secretary/Treasurer; bbtruski@yahoo.com)
- Sammy Belcher (sbelcher1@verizon.net)
- Bill Sport (bill1sport@charter.net)

Landscaping:

Our new landscape contractor, Beach Mowing & Services, has pruned the shrubs and pampas grass, and weeded and mulched the beds and common areas. They will work on the turf weeds next.

Irrigation Systems:

The Board of Directors would like to remind everyone that operation and maintenance of your irrigation system is the responsibility of each property owner.

To properly maintain your lawn, the irrigation should be turned on at the beginning of the growing season—about right now—and kept operational until the grass becomes dormant in the late fall. Failure to properly irrigate your lawn could lead to the death of the sod. It should be noted that the governing documents of the Association place responsibility for the proper irrigation of the grass on the owners and state that if a lawn dies due to lack of water, the Association has the right to replace it at the owner's expense.

Beach Mowing has offered to turn your system on in the spring, make any necessary adjustments, and turn the systems back off in the fall for a fee of \$55. The cost of repairs, if needed, is not included. This service is for The Ridges property owners only. If you are interested, please contact Beach Mowing directly at 252-441-7117.

As an alternative, a couple of the Board members have agreed again this year to turn the systems on in the spring and off in the fall at no charge for any owners who request their services. If they find that any adjustments or repairs are needed when the system is turned on, you will be contacted by our Property Manager. You can then contact a contractor of your choice to make the necessary adjustments and repairs. If you wish to take advantage of this service, please complete and return the attached form.

Problematic Decks

A contractor doing work in The Ridges has noticed what he believes are potential problems with some of the decks. Examples are: (1) inadequate attachment of the deck

to the house (e.g., use of lag screws to attach the deck band, rather than bolts); and (2) improperly cantilevered decks. These deficiencies may be particularly problematic for decks with heavy loads, such as a hot tub. Owners with hot tubs, in particular, may want to contact a qualified contractor to request an inspection.

The Ridges Website:

Our website is available at <http://www.ridgespoa.com> to provide access to important documents and information. New information recently added to the website includes a draft of the minutes of the 2009 Annual Meeting, scope of work for the 2010 Landscape Contract, 2010 Budget, and current Board meeting minutes.

Bulk Trash and Yard Debris:

Bulk Trash. The Town will pick up bulk trash (e.g. furniture, grills) from Oct. 1 through April 30 only. If you generate bulk trash from May 1 through Sept. 30, please take it to the Town's bulk item drop-off across from the Nags Head Public Works on Lark Avenue (take Eighth Street west from S. Croatan Highway at the ABC store and take a left on Lark). The site's hours of operation are: Monday, Thursday and Saturday, 8AM to 4PM. **If bulk items are left at The Ridges dumpster area from May 1 through September 30, we must pay Village Services to have them taken away, which has cost us several hundred dollars annually.**

Yard Debris. The Town will pick up yard debris left at the "curb" all year. Call the Public Works Department at 441-1122 to get on the pick-up list.

General Items:

Fireworks:

Please continue to apprise renters and visitors that, effective January 2008; use of all fireworks is banned in the Town of Nags Head. This includes sparklers and fountains. The Board of Commissioners passed the ban because of the fire hazard around our homes and the debris and litter left on the beaches.

Dogs:

All dogs must be on a leash at all times, and dog wastes must be immediately cleaned up—Town Code Sections 6-6 and 6-7. Please continue to apprise your renters and visitors of the Town ordinances.

Storage Under Decks:

Homes should be free of debris and unsightly items. **Remember that your neighbors have a clear view of the area under your deck. Items "stored" under your deck are not "out-of-sight, out-of-mind" to your neighbors.**

Parking:

Parking on the grass is not allowed in The Ridges.

ATTACHMENT

THE RIDGES PROPERTY OWNERS ASSOCIATION

**OWNER'S REQUEST FOR BOD VOLUNTEERS
TO TURN IRRIGATION SYSTEM ON AND OFF
(4-5-10)**

Please complete this form if you would like volunteers from The Ridges Board of Directors to turn your irrigation system on in the spring and off in the fall. There is no charge for this service. Please note that The Ridges Property Owners Association and The Ridges Board of Directors do not assume any liability for the condition of the irrigation system, the watering of the lawn, or any necessary repairs to the system. If the volunteers note any problems when the system is turned on in the spring, you will be contacted. You can then contract with the vendor of your choice for the necessary repairs.

Name _____

Property Address/Lot Number _____

Contact Number _____

Email Address _____

Signature _____ Date _____

Return this completed form to The Ridges POA, P.O. Box 1807, Nags Head, NC 27959 or by facsimile to 252-480-9230 attn: Courtney Fowler.