

THE RIDGES POA

NEWSLETTER

SUMMER 2009

Greetings to all of our Homeowners

Summer, the season of fun in the sun has arrived. As we all know this is the most active season on the Outer Banks. The ocean is warm, the fishing is great and the beach is fantastic. Homeowners have returned to The Ridges and renters are filling the cottages. The streets are alive with playing children, joggers, bike riders and walkers. Folks are enjoying the beach, the golf course and hanging on their decks. This certainly is a great time to be in the Outer Banks and in The Ridges.

Changes to the Board of Directors

One of our board members, Fred Bamonte, has decided to step down. We will miss Fred's presence on the board, and would like to express our thanks to Fred for his many years of service to our community, and wish him a long and healthy retirement.

Nominations for the Board of Directors

Fred's resignation has created an opening on the Board, which needs to be filled at the upcoming annual meeting. John Juzwiak has agreed to head the nominating committee, if you have any interest or want to suggest someone to serve on the Ridges Board of Directors please contact John at 252-441-9832 or e-mail him at johnjuzwiak@hotmail.com or you may contact Courtney Fowler, Assistant Property manager at 252-480-2224 ext. 4314 or e-mail at courtneyfowler@villagerealtyobx.com to learn more about this opening.

Lawn Irrigation

The Board would like to thank all of the homeowners who have recognized the need to irrigate their lawns. I am sure that all of us enjoy the green grass and healthy shrubs throughout the community. A special thanks should go to Bob Holloway, who at the request of the homeowners activated a number of sprinkler systems this past spring.

The Ridges is a landscaped community, complete with shrubbery, lawns, and irrigation systems. The well maintained landscaping in the Ridges is a reason why many of us bought property in the community. The curb appeal, provided by the landscaping, not only improves the value of our properties but increases our individual enjoyment of the community. The maintenance of this very attractive aspect of our community is the collective responsibility of all homeowners. So thanks to us all.

Website

The Ridges website is up and running. At this site you will be able to view important information about your property owner's association including the Declarations; POA By-Laws; Landscape Maintenance contract scope of work; Property Management contract scope of work; POA budget; and Capital Needs Assessment and Replacement Reserve Analysis. In addition, the website will provide information on items such as architectural control procedures. In addition there is a link to the Village at Nags Head Property Owners Association website Please take a few minutes to visit the site.

<http://www.ridgespoa.com>

Architectural Approval

The entire Village at Nags Head, including The Ridges is governed by the By-Laws of the Village at Nags Head Property Owners Association. These By-Laws established an Architectural Control Committee, which is charged with administering the Development Standards. These standards and guidelines are available for your review on our website.

In order to comply with the By-Laws if you are contemplating any change to the exterior of your home, including landscaping, hardscaping, deck modifications, painting or any other modification, you should submit an application for these modifications prior to commencing any work. Applications may be obtained by contacting Courtney Fowler at Village Realty 252-480-2224 ext. 4314 courtneyfowler@villagerealtyobx.com. Courtney will route the application through the Ridges approval process and after approval through the Village approval process.

Please note that the Town of Nags Head requires approval from the Architectural Control Committee before issuing many building permits.

Foxes Continue to be a Problem

Although activity has been significantly reduced, foxes are resident in the community and a potential problem. According to the Dare County Animal Control Officer, 80% to 85% of foxes carry rabies. Although the foxes do not exhibit rabies symptoms, they can infect pets and humans in which they come in contact.

Please do not feed or try to befriend the foxes. They are wild animals and are dangerous because they are rabies carriers.

Fireworks Are Prohibited

Please apprise renters and visitors that, effective January 2008, use of all fireworks is now banned in the Town of Nags Head. This includes sparklers and fountains. The

Board of Commissioners passed the ban because of the fire hazard and debris and litter left on the beaches.

General Items

The Board would again like to remind homeowners of some general items:

1. Please note that it is against the law to feed wild animals. Please do not leave food outside of your home.
2. All Dogs must be on a leash at all times and CLEAN-UP of their waste must be prompt.
3. Homes should be free of debris and unsightly items.
4. Parking on the grass is not allowed.
5. Please provide your e-mail address to Courtney Fowler (courtneyfowler@villagerealtyobx.com) so we can keep you informed as things come up.

The Board would like to welcome everyone back to your neighborhood. And we hope you have a wonderful summer.

Your Board

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