

## SUMMER GREETINGS FROM THE "RIDGES" BOARD

Hello everyone! Summer is here. The Ridges is alive and full of action. The houses are open with people on the decks. The roads are again full of people walking or jogging. The children are enjoying themselves either on their way to the beach or riding their bicycles. The flowers are in bloom with beautiful colors. This certainly is the best time of year.

The following will provide information on many topics that should be of interest.

### Nominations

The Board discussed the requirements for nominations for the Board for the coming annual meeting. One member's term will expire at the end of the year. Fred Bamonte has agreed to head the nominating committee. Please contact or e-mail Fred at 252-441-8587 or e-mail him at [bamonte72688@embarqmail.com](mailto:bamonte72688@embarqmail.com) or Courtney Fowler, Assistant Property manager at 252-480-2224 ext. 4314 or e-mail at [courtneyfowler@villagerealtyobx.com](mailto:courtneyfowler@villagerealtyobx.com) if you wish to run for the Board.

### Lawn Irrigation Is an Owner Responsibility

This is a reminder that each owner is responsible for irrigating your lawn. We have had a very dry spring, and lawns that are not irrigated are in bad shape. The Ridges is a landscaped community, complete with shrubbery, lawns, and irrigation systems. The landscaping in the Ridges is a reason that many owners bought property in the community, and they reasonably expect that the community will continue to be maintained as a landscaped community. To help maintain property values and to comply with the Covenants, each owner must provide irrigation as necessary to keep your lawn healthy.

### Streets and Curbs

The concrete curbs have been installed along Fairway Lane. The roads were repaired by filling cracks and the shoulders along Ridge Lane have also been repaired in 3 places. Please DO NOT PARK ON or RUN the shoulders. By staying off the shoulders we will extend the life of the road thereby saving all of us money.

### Website Is Getting Closer

We have drafted an agreement to develop a Ridges website and expect to sign it shortly. The website should be up and running by the end of July. We'll notify owners by email when the website is available. If you haven't already done so, you may give your email address to our Property Manager, Courtney Fowler, [courtneyfowler@villagerealtyobx.com](mailto:courtneyfowler@villagerealtyobx.com).

The website will provide access to documents such as: 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.

### Foxes Are a Problem

Foxes in the community have been a problem this spring. Red foxes have been roaming the streets at night (and sometimes during the day) and are completely unafraid of humans or pets. In fact, foxes have occasionally charged individuals who have been walking their dogs. This is a problem because 80% to 85% of foxes carry rabies, according to the Dare County Animal Control Officer. 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. The County is assisting a couple of owners in trapping them for removal. We have only been able to trap two so far, but will continue trapping until they no longer appear to be a dangerous nuisance.

### Yard Debris and Bulk Trash Procedures

The Town will pick up yard debris at any time of the year. Call the Town Public Works Department at 441-1122 to schedule a pick up. You may leave your yard debris at the "curb" or haul it to the dumpster area after you have called to schedule a pick up.

The Town will pick up bulk trash only from October 1 through April 30. If bulk trash is left at the Ridges dumpster area from May 1 through September 30, we must pay Village Services to remove it. This costs us several hundred dollars annually. If you have bulk items for disposal during May through September, please drop them off at the Town's bulk item drop-off site across from the Nags Head Public Works on Lark Avenue (take Eighth Street west from S. Croatan Highway and take a left on Lark). The site's hours of operation are: Tuesday and Thursday, 8AM to 4PM and Saturday 9AM to 1PM.

### 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](mailto:courtneyfowler@villagerealtyobx.com)) so we can keep you informed as things come up.**

**We all want to enjoy our homes and the area we live in; we appreciate everyone's attention to these items.**

**The Board would like to welcome everyone back to your neighborhood.**