

The Ridge Pointe Record

**Home Owners Annual Meeting
13 May 2021 (Mask Required)**

The Night the Lights Went Out in Ridge Pointe

The Ridge Pointe HOA is in imminent danger due to the lack of homeowner volunteers. In May, the HOA Board will be down to one ad hoc member, the treasurer, and one member of the Architectural Control Committee. Several HOA Board members, who have served well beyond their initial 3-year commitment, have announced that they must leave the Board due to personal reasons.

At the annual HOA meeting last September, not a single Ridge Pointe homeowner volunteered to run for the Board, and the Board is close to disappearing in its current configuration. That leaves three options:

- 1) Abolish the Board due to lack of community interest. There would be no further payments for neighborhood lighting, maintenance of common areas and storm water management, or oversight of architectural changes to homes.
- 2) Hire a professional management company to oversee Ridge Pointe. This would result in a substantial increase in your annual dues to pay not only for the services and maintenance previously detailed, but also include new fees for salaries, overhead, and corporate profit.
- 3) Volunteer to help your community

BOTTOM LINE: Without new volunteers this May, the Board will have to decide how to proceed under the conditions outlined above. **IT'S YOUR CHOICE.**



Upcoming Events

May 13

7 PM

Annual Meeting

Falmouth Fire House

250 Butler Road, F'Burg 22405

2020-2021 HOA Board

President – Floyd Bonacorsi (Vacant as of May 2021)

Vice President – Vacant

Secretary – Vacant

Webmaster – Scott Santulli

Treasurer – Nina Brown

Ad Hoc Members-
Shirley Santulli (departing May 2021)

Keith Fennell

Jacob Pastwik (departing May 2021)

Floyd Bonacorsi (departing 2021)
(Architectural Control Committee)

John Nicolay
(Architectural Control Committee)

Board Vacancies

Several of the current Board members are serving well beyond their original commitments due to the lack of new volunteers over the past few years. We need homeowners to step forward and help guide the future of this neighborhood. A continued lack of volunteers beyond May will have a significant negative impact on everyone. As of May, the President, Vice-President, and Secretary positions will be vacant. The Secretary is a paid position to keep HOA minutes and correspondence current.

Why is the HOA important? The HOA meets approximately once a month for an hour (currently via videoconference) and administers the contracts necessary to maintain the common areas, pays for the street lights located throughout the neighborhood, coordinates with VDOT and the County on various issues outside of HOA jurisdiction, and enforces the Covenants to ensure compliance with agreed-upon standards. Over the past twelve months, the HOA has resolved issues related to the removal of dead trees and trimming tree limbs growing out over the neighborhood streets. The Ridge Pointe website has been refreshed and new information posted for all residents, and a new dedicated Facebook group created (see more below). The Board has also secured new attorneys to assist with the collection of dues from habitual offenders, and has ensured the financial stability of the HOA so that all financial obligations are met.

Nonpayment of Dues

A significant number of homeowners still have not paid their dues which were due by 31 January. The Ridge Pointe annual dues are very low compared to other HOA's and every homeowner agreed to these payments when they purchased their home. The Board will work with homeowners, but has referred a number of cases to the HOA attorney to actively pursue collection to the full extent possible under Virginia State law. This is not a task that the Board relishes, but it is necessary to ensure fairness to those homeowners who do pay their dues, and to ensure the financial stability of the HOA. The attorney has filed suit against seven homeowners to date, and has won judgements against several with other cases pending. Court-awarded legal fees and costs have ranged from \$900-1500 in addition to the unpaid annual assessments. Actions can also involve liens on the property, negative reports to credit bureaus, and garnishment of pay. New offenders have been identified.

Adherence to Covenants

All homeowners received a copy of the Ridge Pointe Covenants when they settled on their house, but few people read them on a regular basis. This leads to often unintended violations such as constructing outside structures without ACC approval, cutting trees over 6" in diameter without approval, and placing signs in their front yards (home improvement/home maintenance, food co-op, roofing) – all are violations of the Covenants.

The Covenants should be consulted before making any modifications to the outside of your home. This includes, but is not limited to, sheds, fences, additions, decks and any structural changes.

The Covenants are almost 30 years old and could use updating and clarification. If a homeowner has identified a section that they believe needs a refresh, please send your comments and suggested language to ridgepoint.hoa.board@gmail.com.

Property Maintenance

Please keep in mind that the Covenants state that all homeowners must keep their property from becoming unsightly. This includes unattractive growth, uncut grass in summer, accumulation of garbage, **GREEN MOLD** on siding, missing siding or shingles, and ensuring good repair and painting. This is further explained in Section 8(m) of the Covenants. This is not meant to be an unnecessary burden, but to be a benefit to all homeowners and their property values.

Updated HOA Website and Facebook Page

The Ridge Pointe website (www.ridgepointfred.org) has been updated, and in addition, the Board has created a new Ridge Pointe Community page on Facebook at <https://www.facebook.com/groups/ridgepointefredva>. We invite community members to join the official Facebook group devoted to the Ridge Pointe Neighborhood Homeowners Association. This group has been established as a means to communicate helpful information, notifications, notice of upcoming meetings, etc. through a social media platform. This is a quick way to disseminate important updates and information via news feeds. We hope this group will expand the access and reach of Board updates to community members. The group has been set to communicate information from the HOA Board to community members.

Request for Email Addresses

The Board requests that all homeowners send their email address(s) to the HOA at ridgepointe.hoa.board@gmail.com. These addresses will be securely stored in an HOA database. Beginning in this year, the HOA intends to conduct the majority of its business electronically to save costs and ensure quicker dissemination of information to homeowners. However, the Board realizes that not everyone uses email or has access to a computer. If you require paper copies of Newsletters and other correspondence, please send a request to Ridge Pointe Homeowners Association, P.O. Box 9041, Fredericksburg, VA 22403-9041, and we will keep you on paper distribution. Some correspondence, such as the annual dues statement, will be disseminated both electronically and via mail to ensure all homeowners receive the notice.

HOA Board Information

Ridge Pointe Website

As a reminder the official Ridge Pointe Website is <http://ridgepointefred.org>

On the website you will find HOA documents including the Declarations and By-laws along with other useful information. Please take a moment to register on <http://ridgepointefred.org> so you will be able to view the HOA Board Minutes as well as past Newsletters. Once you have registered please email the webmaster at ridgepointe.hoa.board@gmail.com. Let the webmaster know the email address you registered with and they will activate your account.

HOA Board Contact Information

The Ridge Point HOA official email address is: ridgepointe.hoa.board@gmail.com

The mailing address is:

Ridge Pointe Homeowners Association

P.O. Box 9041

Fredericksburg, VA 22403-9041

For information related to home sales and the disclosure package please contact Nina Brown (Treasurer) directly at ridgepointe.hoa.board@gmail.com.

HOA Board Meetings

HOA Board meetings are always open to the community and community participation is greatly appreciated. If you would like to know what is happening behind the scenes this is a good way to find out. It is also a great way to bring your concerns before the HOA Board and to have any issues addressed or questions answered.

Committee Corner

Architectural Control Committee

John Nicolay

Volunteers Needed

Board

Secretary

Architectural Control Committee