

The Ridge Pointe Record

Dear Ridge Pointe Residents,

Happy New Year!

As the current vice president, I'm taking time to write a short note about the current and future activities of the Ridge Pointe Homeowners Association.

As a Ridge Pointe resident, I wanted to let you know the board values your input and invites you to attend the monthly and/or annual meetings. As a current member of the HOA Board, I encourage you to consider serving on the board. The board will have up to 4 positions coming open during the annual meeting and elections in April 2020. To learn more about the board, its roles and duties, and the positions on the board please see the newsletter article titled "The HOA Board – Who, What, and Why".

The current board is proposing to implement changes in an effort to better inform the community and maintain the community standards set forth in the HOA Covenant. These proposed changes include reinstating the quarterly newsletter, updating the website, and looking to have an HOA Covenant Compliancy and Inspection Day. The first change to be implemented is for the board to start actions to recapture unpaid annual dues. Please read the newsletter article titled "Proposed Neighborhood Improvements" for more information on the propose changes.

Very Respectfully,
Vice President,
Ridge Pointe HOA



Upcoming Events

January 21

7 PM

Monthly Meeting

129 Hamlin Drive

2019-2020 HOA Board

President – Floyd Bonacorsi

Vice President – Michael Shore

Secretary – Colleen Powers

Webmaster – Scott Santulli

Treasurer – Amber Shadwick

Ad Hoc Members-
Shirley Santulli

Tim Powers

Keith Fennell

Jacob Pastwik

Floyd Bonacorsi
(Architectural Review Committee)

Ridge Pointe Highlights

The HOA Board – Who, What, and Why

The HOA Board is made up of residents who have volunteered their time to manage the HOA, make sure that issues in the community are addressed within the capacity of the HOA, and see to maintaining the community of Ridge Pointe. This includes making sure common areas are mowed, the storm water management is up to date and working, and making sure residents are executing general upkeep on their homes and ensuring that any improvements or changes to homes within the community are in accordance with the HOA covenants.

As this is a volunteer role, the expected involvement is whatever a single member of the board can provide. The only requirements are to attend the monthly and annual meetings and to care about the community. On average an HOA board member spends about 1-2 hours a week on board related activities. The officers spend closer to the 2 hour mark. All decisions by the board are a majority decision and no single member is responsible for making a decision.

Here is a brief description of the various member and officer positions on the board, their roles, and their terms.

President (elected annually)

The president is responsible for overseeing the general order and execution of the Board in accordance with the Bylaws. The president is also the official signatory for all Board correspondences.

Vice President (elected annually)

The vice president assists the president and is the backup in the president's absence or when they can't execute their duties.

Secretary (elected annually)

The Secretary records the votes and keeps the minutes of all meetings and proceedings of the Board. The secretary also keeps current records showing the members of the Association together with their addresses. This position is a paid position at \$50 per month.

Treasurer (elected annually)

The Treasurer receives, deposits, and disburses the HOAs monetary funds as directed by resolution of the Board. The treasurer keeps proper books of all HOA accounts and debts. They also prepare the annual budget for review at the annual HOA meeting. This position is a paid position at \$50 per month.

Directors (aka Ad Hoc Members)

- o Term: 3 years
- o Role: There is no maximum number of members, but there must be a minimum of three (3). The members are empowered to make sure that the covenants are enforced and to execute efforts that are for the benefit of the HOA and its residents. This include such things as installing and maintaining the street lights, maintaining the storm water management, and maintaining the common areas.

Proposed HOA Improvements

To better serve the Ridge Point neighborhood the Board will soon implement four operational improvements. The improvements would allow the Board to better help the community through improved communications and enforcement of the basic HOA Covenants. In turn this will assist in maintaining the quality of life and property values we have grown to expect in the neighborhood.

The first three proposed changes are intended to improve communication between the Board and the community. The first change has already been implemented: the creation of an official Ridge Pointe HOA email address (ridgepointe.hoa.board@gmail.com). This allows for continuity as Board members and officers will change over time. This address is the secondary method of contacting the Board if a resident can't attend the monthly or annual meetings.

The second proposed change is to update the website to a more modern and user friendly interface. This update would increase the security of the website and its content. The Board is also considering adding some features to the website such as a community bulletin board that would allow the community and the board instant communication. It can be used to engage the board in community issues and events such as a community yard sale. This feature would be similar to the Nextdoor application for smart phones that some of us currently use. The difference is that it would be limited to the Ridge Pointe Subdivision and not a larger section of Stafford County. As part of this update we are asking for suggestions from the community. Suggestions can be emailed to the board at ridgepointe.hoa.board@gmail.com.

The third proposed change is to reinstitute the quarterly newsletter. In addition to a mailed version of the newsletter, the board is considering an electronic version. Residents would either opt in or out of the electronic newsletter. This initiative would allow residents to decide which delivery method better fits their lifestyle, thus allowing them to be better informed on the community.

The fourth and last change is to how the HOA Board is going to handle HOA Covenant violations and failure to pay annual dues. This change will add consistency and structure to the violations process. The first item to be addressed is failure to pay annual dues. The Board will be evaluating overdue annual dues and taking actions to recapture these dues in the coming calendar year of 2020. The next item to be addressed is HOA Covenant violations. Since the Board is volunteer based, the members walk the neighborhood as they can; therefore, addressing a violation of the covenant can appear random and inconsistent. To ensure better consistency the HOA Board is considering selecting a couple of times throughout the year during which time they would walk the neighborhood, document the major violations, and alert the residents so they can address the violation. The Board would walk the neighborhood on the identified date(s) and within 2 weeks would send out a violation letter to the homeowner explaining the violation and the timeframe to address it. Failure to address the issue by the homeowner will be followed up with a letter explaining the actions the Board will be required to take for failure to address the issue. As issues and concerns arise outside of the planned inspection periods, the Board would still address issues that arise but may prioritize safety issues and delay other issues until the next planned HOA Covenant Compliancy and Inspection Day. It should also be noted that the HOA must operate

within the limits of the established covenants; therefore, there will almost certainly be some issues that are beyond the ability of the HOA to enforce and may be forwarded to county code enforcement or Sherriff's office. The HOA will develop and document the enforcement standards and operating procedure to maintain a clear, transparent, fair, and equitable process for handing HOA issues and complaints. The next page is an example of the initial letter that one would receive if they were found in violation of the HOA Covenants.

SAMPLE VIOLATION LETTER

Ridge Pointe Homeowners Association, Inc.
PO Box 9041, Fredericksburg, VA 22403-9041

[Date]

[NAME]
[ADDRESS]
Fredericksburg, VA 22405

Subject: HOA Covenant Violation

Dear Homeowner:

All homes and lots in Ridge Pointe are subject to the Home Owner Association covenants as a condition of ownership, and adherence to these covenants are for the overall benefit of all homeowners in Ridge Pointe.

The Ridge Pointe HOA Covenant contains provisions (Paragraph 8. A.(m), (x)), describing a general standard for the community, noting that property owners are responsible for maintenance to prevent 'unclean, unsightly, or unkempt' conditions of the building or grounds.

The Homeowners Association has noted several violations of the Covenant related to your property and asks your assistance with bringing your home into accordance with the Covenant by:

1. *[List of Violation(s) and how to bring into compliance]*

Deadline for Compliance: **[DATE]**

Please contact the Board directly via email at RidgePointe.HOA.Board@gmail.com if you have concerns or questions, or please attend our next Board meeting on [Date], [TIME] at [LOCATION].

We appreciate your cooperation in helping to maintain the neighborhood.

Sincerely,

Ridge Pointe Homeowners Association Board

General HOA Covenant Reminders

Tree Removal

Per the HOA Covenants Section 8.A.(r):

No tree over six inches in diameter shall be removed from any numbered lot in the Section or Subdivision, except by utility companies during the process of installation of utilities or as necessary to construct improvements upon the lot and the driveway. This restriction shall not apply to trees which become diseased or trees which must be removed to prevent the spread of disease.

Consequently, if a resident wants to remove a tree over six (6) inches in diameter they must consult the Architectural Review Board to make sure that the Board knows the reason for the tree removal request and ensures it is documented to prevent issuing an erroneous violation notice. This does not prevent canopy reduction, tree topping, and/or de-limbing as these items are considered maintenance and not tree removal.

Property Maintenance

Please keep in mind that the covenant states that all homeowners must keep their property from becoming unsightly. This includes unattractive growth, accumulation of garbage or debris, **GREEN MOLD** on siding and keeping structures in good repair and painted on a regular basis. These things are considered unsightly and as such fall under Section 8 (m) of the covenant and violations will most likely result in a violation notice. This is not meant to be an unnecessary burden, but to be a benefit to all homeowners and their property values.

Architectural Review

The Covenant should be consulted before making modifications to the outside of your home and in some cases the inside, this includes, but is not limited to sheds, fences, additions, decks and any structural changes. One correction, the Covenant states there is a fifty dollar fee required when submitting a request, that fee is no longer charged, all requests are free.

Please submit requests to the Architectural Review Committee (ridgepointe.hoa.board@gmail.com).

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 welcome package please contact Amber Shadwick (Treasurer) directly at ambershadwick@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 Review Committee

Floyd Bonacorsi

Volunteers Needed

We are still in need of volunteers to help with the following committees:

Welcoming

Architectural Review