

# The Ridge Pointe Record

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Dear Ridge Pointe Residents,

I'm taking time to write a short note requesting your support at our upcoming Annual Ridge Pointe Homeowners Association meeting. The board would really appreciate your time to come out and support us and the community by attending the meeting. The following items will be discussed as part of the annual meeting: Storm Water Management, Rooftop Solar Panels, and adjusting HOA dues. Also the annual election of new board members and updates on actions taken by the board over the previous year will be conducted and presented.

As the current president of the HOA I'm hoping to see a larger turn out at the annual meeting than the previous years. We have much to discuss and present to the community members. As always, if unable to be present, it would be greatly appreciated if you'd return your proxy votes for any new board members so that we may constitute a quorum at the meeting.

Very Respectfully,  
Ron Scott  
President,  
Ridge Pointe HOA

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## Ridge Pointe Website

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



## Upcoming Events

### April 18

7 PM

Annual Meeting

Falmouth Fire Hall watch  
website for changes

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## 2017-2018 Board of Directors

President – Ron Scott  
540-845-9403

Vice President - Steve Marple  
540-630-1804

Ad Hoc Members-  
Floyd Bonacorsi  
540-295-1016

Shirley Santulli  
703-624-1739

Michael Shore  
607-321-9804

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. The webmaster can be contacted at [rmerulz@verizon.net](mailto:rmerulz@verizon.net). In the event you have a question for the Board you can reach out to them individually or reach out through the Webmaster.

## Annual Meeting

The Annual Meeting will be held in April 18, 2018, watch website for changes. We have two Board positions that will be opening for a period of three years each. Please note Steve Marple and Michael Shore are due to rotate off the Board. **Please bring the attached ballot to the Annual Meeting. There will be door prizes, including one free year of HOA dues. Pizza and drinks also provided. In case of date change, date will be posted on Welcome Page of Ridge Pointe Website.**

## April Board Meeting Agenda

1. Call meeting to order
2. Approval of March Minutes
3. Introduction of Candidates
4. Election
5. Treasurers Report
6. Open Discussion
  - a. Storm Water Management update and expenses
  - b. Solar Panels
  - c. Dues increase
  - d. Community Enhancement Team
  - e. Trash cans stored properly
  - f. Mailbox Hit and Run
7. Election Results
8. Adjournment

## 2018 HOA Dues

2018 Annual dues are now due. Please send your payment of \$130 to:  
Ridge Pointe Homeowners Association  
PO Box 9041  
Fredericksburg, VA 22403

## Dogs Off Leash

Please keep your dogs on leash and under your control at all times.

## Trash Cans

Our covenant states that all trash cans must be stored out of sight and off curb other than days when the trash service runs. Please ensure you adhere to this requirement.

## Parking On The Street

If you or your guests must park on the street please ensure all four tires are off the roadway.

## Unregistered Vehicles

All vehicles must have current registration and current inspection. If you have dead tags please get your vehicle registered immediately. According to the covenant, section 8 (h) no unregistered vehicle shall remain on any lot for a period exceeding fourteen (14) days.

## HOA Board Meetings

HOA Board meetings are 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 good way to bring your concerns before the HOA Board.

## General Reminders

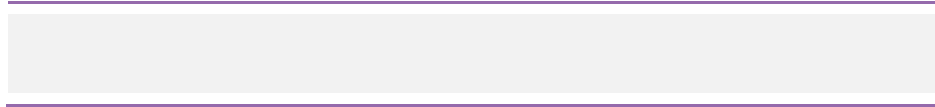
### Property Maintenance

Please keep in mind that the covenant states that all homeowners should keep their property from becoming unsightly. This includes unattractive growth, accumulation of garbage or debris, **GREEN MOLD** 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. 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 through Floyd Bonacorsi (weputt22@gmail.com).



## In the Community

### Welcoming Committee

Teresa Davis

### Architectural Review Committee

Floyd Bonacorsi

### Volunteers Needed

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

Landscaping

Welcoming

Architectural Review

Community Enhancement

# RIDGE POINTE HOA BOARD OF DIRECTORS NOMINATION FORM

Complete the nomination form and mail to: *(Form needs to be received by, 10 March 2018)*

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

*Or deliver it to any one of the HOA BOD members (see below)*

There are two HOA BOD vacancies in 2108, each for a three-year term. In addition, there are committee positions open. In submitting a nomination, please confirm with the nominee that he/she wishes to serve if elected. *The Annual Election will be held at the Falmouth Volunteer Fire Department on Butler Road.* Nominations are allowed from the floor.

The BOD, at their first meeting following the election, will fill committee positions.

I want to serve the Ridge Pointe HOA in one of the following capacities:

Board of Directors  
 Committee Chairperson

Please include a short narrative as to why you wish to serve in the position indicated above. This will be reproduced and distributed with the ballot.

Tim and his family have lived in Ridge Pointe for nearly 20 years, and they enjoy the woodsy landscape and neighborhood feel that the community brings. Tim has served on the HOA's board on several occasions, serving as President once, and understands the role of the HOA and its importance in preserving the quality and appeal of the neighborhood. During his working hours Tim manages programs and services related to international agriculture and development. He would like to return to service on the HOA's Board of Directors.

Name Tim Powers Signature [Signature]  
Address 7 Frantz Court Date 3-5-18

President – Ron Scott 540-845-9403

Vice President - Steve Marple 540-630-1804

Ad Hoc Members-

Floyd Bonacorsi 540-295-1016

Michael Shore 607-321-9804

Shirley Santulli 703-624-1739

Ridge Pointe Homeowners Association

Board of Directors Election

April 18, 2018

Ballot

I/WE DO HEREBY SUBMIT THIS BALLOT TO CAST MY/OUR VOTE FOR THE ELECTION OF BOARD OF DIRECTORS AS FOLLOWS:

Tim Powers 3 Year Candidate Yes/No
\_\_\_\_\_ 3 Year Write-in Candidate Yes/No

PROXY

I / WE APPOINT \_\_\_\_\_ LOCATED AT \_\_\_\_\_
AS MY / OUR PROXY FOR THE PURPOSE OF SUBMITTING MY / OUR BALLOT FOR ELECTION OF BOARD OF DIRECTORS AT THE RIDGE POINTE HOA MEETING.

If voting by mail, please allow 2-3 business days prior to the April 18, 2018 annual meeting for submitting your ballot to:

Ridge Pointe Homeowners' Association, Inc.
P.O. Box 9041
Fredericksburg, VA 22403-9041

I'll serve the Ridge Pointe Homeowners Association in the following capacity:

I, \_\_\_\_\_, Volunteer to Serve as a Committee Member. My interest is \_\_\_\_\_.

President – Ron Scott 540-371-4409

Vice President - Steve Marple 540-630-1804

Ad Hoc Members-

Floyd Bonacorsi 540-295-1016

Shirley Santulli 703-624-1739

Michael Shore 607-321-9804