

FALL
2021

ELK RIDGE HEIGHTS
HOMEOWNERS'
ASSOCIATION

Community News

Reminders...

ANNUAL MEETING NOV 1

Annual meeting will be held on **November 1, 2021, at 6:00 PM via Zoom**. See Oct 18 email from WEB Properties with the agenda, 2022 budget and Zoom link.

ARC APPROVALS

Planning on painting your house or working on new exterior projects (fence, landscaping, shed, etc.)? Be sure to submit your plans to the Architectural Committee (ARC) for approval (ron@webpropertiesinc.com). Failure to do so may result in costly rework.

SNOW SEASON IS AROUND THE CORNER

Homeowners are responsible for keeping their sidewalks clear of snow. Please do not park on the street overnight to allow for street de-icing and snow removal, and do not blow or shovel snow from your property or sidewalks on to the street.



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An update from the HOA Board of Directors

Hi neighbors! Your Board of Directors (BOD) has been extra busy this year making up for lost time after 2020 COVID-19 setbacks. We filled 2 open board positions, identified management issues, and took action by hiring a new management company, moving from HOA Agent to WEB Properties. The transition was completed on June 1, and we hope you are already seeing improvements.

Many projects have been tackled since then, to name a few: we streamlined the architectural review process, reviewed the geotechnical report of the integrity of the rock walls in the community, replaced the front entrance fence, upgraded gate software, completed asphalt sealing, rolled out new policies, and are working on a few other projects. Learn more about these projects on the next page.

The Board has also focused on improving community communication. In addition to more frequent updates from WEB Properties, this newsletter is the first of quarterly publications from the BOD to communicate what's happening and share seasonal reminders to help our community. The BOD has also been actively posting updates in the [community Facebook group](#) and publishing Board meeting minutes on the [community website](#).

Most recently, the Board approved the same vendor (EMP) for lawn and winter care for another year. Last year was a learning year for the new board members and for the new vendor. The BOD is confident that EMP will continue to provide our community with good care for our streets and common properties in the coming year.

Unfortunately, one unresolved issue has been getting our pond and waterfall feature fully operational. Although we completed multiple repairs, fixed broken or vandalized parts, and got the lower pond operational, additional repairs were needed for the waterfall, which has been hindered by the shortage of labor at our main contractor. With the fall season upon us, the fountain and waterfall pumps will be winterized soon. The BOD will make it a high priority project to complete repairs in the spring.

As your Board of Directors, we thank you for being a part of our community and for entrusting us and our partner WEB Properties with its care. We welcome and appreciate any thoughts, suggestions or concerns you have. You may reach us any time by contacting WEB Properties.

Happy Fall!

Karina Rudmann, President

Reminders...

KEEP IT CLEAN

Homeowners are responsible for cleaning up animal matter when taking dogs on walks. Be a good neighbor and clean up after your furry friend.

KEEP YOUR GATE CODE PRIVATE

Expecting visitors or a delivery? You should not give out your personal 4-digit gate code. Instead, instruct delivery vehicles to use the south contractor entrance during business hours, or have visitors dial your 3-digit dial-up number at the gate (or pick your name from the directory), and you can open the gate by pressing 9 on your phone.

JOIN THE GROUP

Have you joined the community Facebook group yet? It's a great way to meet your neighbors and get real-time updates from the Board members and others in the community. In the Facebook search bar, search for Elk Ridge Heights Homeowner's Association, or click on this link: facebook.com/groups/1806820996238581



2021 Projects and Maintenance

“With labor shortages facing the construction and infrastructure industry, progress on some projects has been slower than we'd like but steady. We are excited for the upcoming year.”

Gate upgrades

For most of spring and summer, there has been a special project focused on the safety and usability of the community gates. The back gate has undergone a major upgrade to its operating system so that it communicates with the front gate. The software on both gates has been updated. All homeowners now have a programmed name and 3-digit dial up number at the front gate keypad to be used by guests and delivery drivers. Read more about [the updated gate procedures here](#).

Front fence replacement

This spring the Board has teamed up with the developers of our community to replace the wooden fence around the front gate and pond area that was in need of repair. The wooden fence was replaced with a black wrought iron fence that's more secure and has better curb appeal. We are pleased with the outcome.

Asphalt cracks sealing

One of the projects that was delayed in 2020 was sealing asphalt cracks. This work was completed in September as part of the annual maintenance--proactive road maintenance designed to help extend the life span of our streets and save future costs. We are following the reserve study guidelines for annual asphalt crack sealing and will perform full street sealing in future years as this independent survey directs.

Speed signs

Within our community we have a speed limit of 20 MPH, but speeding has been a concern. To address this, there will be static speed signs installed at both entrances to the community, and two additional solar 'feedback' speed signs will be placed on Copper River lane and San Juan lane. We are hopeful that this will improve awareness of the speed limit and safety in the community. We will continue to monitor the effectiveness of this action after signs are installed.


CC&R Compliance & Late Dues Policies

The BOD has created two new policies to clarify steps when dealing with common administrative issues for the HOA: [the CC&R Compliance Policy](#) and [the Delinquent Assessments Policy](#). We appreciate everyone paying dues on time and taking care of CC&R issues promptly. As your neighbors, we know that there could be special circumstances. If you need help addressing the issue, please contact WEB Properties so we can help find a solution that works for you and the community.

Stay in the know

To stay abreast of what your BOD is working on, find Board meeting minutes [here](https://webpropertiesinc.com/elkridge-heights): webpropertiesinc.com/elkridge-heights.

And keep an eye out for updates in the [community Facebook group](#). However, if you have an issue that needs attention, please contact WEB Properties for a direct and timely resolution: ron@webpropertiesinc.com.

Recipe from
TasteofHome.com 



Frosted Pumpkin Cranberry Bars

1-1/2 cups all-purpose flour
1-1/4 cups sugar
2 teaspoons baking powder
2 teaspoons ground cinnamon
1 teaspoon baking soda
1/2 teaspoon ground ginger
3 large eggs, room temperature
1 can (15 ounces) pumpkin

3/4 cup butter, melted
3/4 cup chopped dried cranberries
Brown Butter Frosting:
1/2 cup butter
4 cups confectioners' sugar
1 teaspoon vanilla extract
4 to 6 tablespoons whole milk
Dried cranberries, optional

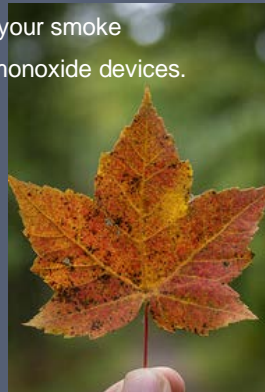
1. In a large bowl, combine the first six ingredients. In another bowl, whisk the eggs, pumpkin and butter; stir into dry ingredients until well combined. Stir in cranberries.
2. Spread into a greased 15x10x1-in. baking pan. Bake at 350° for 20-25 minutes or until a toothpick inserted in the center comes out clean. Cool on a wire rack.
3. For frosting, in a large heavy saucepan, cook butter over medium heat for 5-7 minutes or until golden brown. Pour into a large bowl; beat in the confectioners' sugar, vanilla and enough milk to achieve spreading consistency. Frost bars. If desired, sprinkle with finely chopped dried cranberries.

Fall Home Maintenance Tips from HouseBeautiful.com

9 Things to do to your home before winter

Sweater weather is here – and before long winter will be in full swing. Here are a few things you'd want to do or check to make your home ready for winter.

1. Clean your gutters.
2. Check for drafts and if needed, update your weatherstripping.
3. Drain outdoor faucets and blow out sprinklers.
4. Bring outdoor furniture in or cover it up.
5. Fix any cracks in your driveway.
6. Change your filters.
7. Fertilize lawn.
8. Test winter equipment (snowblower, etc.)
9. Change batteries in your smoke detectors and carbon monoxide devices.




Contacts...

HOA MANAGEMENT

WEB Properties:

Ron White,
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COMMUNITY WEBSITE

webpropertiesinc.com/elkridge-
heights 

FACEBOOK GROUP

facebook.com/groups/

1806820996238581 

(or search for Elk Ridge
Heights Homeowner's
Association)

BOARD OF DIRECTORS

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Karina Rudmann

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Jeff Grimes

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Natasha Porter

Head of Architectural

Committee (ARC):

Don Condon

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Brandon Arthur

Have a question for the
Board? Reach out via WEB
Properties:
ron@webpropertiesinc.com

YOUR CONTACT INFO

Has your contact info
changed? Do you use a PO
Box? Please send changes
to Ron White,
ron@webpropertiesinc.com