

SPRING
2022

ELK RIDGE HEIGHTS
HOMEOWNERS'
ASSOCIATION

Community News



In this issue

A Word from the Board **P.1**

Garage Sale Update **P.2**

Weed Control Emphasis **P.2**

Homeowner Resources **P.3**

Reminders...

SPEED LIMIT POSTED

New 20 MPH speed limit signs are up at both entrances to the community. We appreciate everyone's cooperation to address this important safety concern.

RECREATIONAL PARKING

It's almost summertime! A reminder that boats, trailers and campers can be parked for 24 hours for loading and unloading only. If needed for longer periods, please contact WEB Properties. Reasonable requests will not be withheld.

Updates from your Board of Directors

Hello neighbors! With the weather turning warm, we have been able to tackle several maintenance projects on our agenda. We are happy to report that the main entrance waterfall feature is now operational. This took extensive repairs to both pumps, which have now been completed.

Annual road maintenance was completed in the last 30 days, with crack sealing performed in late April and street sweeping done on May 24. We have also repaired the sunken water riser on Copper River Lane.

20 MPH speed limit signs were installed at both gates to remind homeowners and visitors to slow down. We also plan to install two digital speed feedback signs for the downhill lanes of San Juan and Copper River, which are prone to speeding. We hope both measures will raise awareness and will continue to monitor.

With spring cleaning on people's minds, we have polled the community and developed a new policy for a community garage sale. This year's sale is June 11. Read more on page 2.

The Board has also reviewed HOA insurance coverage and added coverage for underground utilities and higher liability limits.

Looking ahead, we are assessing the feasibility to make improvements to the front gate and school bus waiting area, by adding a walking bridge across the pond to improve the safety for children getting picked up and dropped off from school.

We have asked our HOA management partner WEB Properties to work with our homeowners as needed to improve maintenance of hillside areas, with special focus on weed control. Similarly, we will work closely with our landscaping provider to perform weed control in the communal areas.

Recently, the Board was informed that three new lots will be developed along the fire lane off Copper River Lane. These lots will not be a part of our HOA but will be paying a part of the dues for access through our entrance gates off Hwy 27. Phase 4 expansion with 20 new homes off San Juan Lane is also in the final approval stages and construction will begin soon.

We welcome any thoughts or suggestions you have for community improvements or this newsletter. You may reach us any time by contacting WEB Properties.

Happy Memorial Day, and have a fun and safe summer!

Reminders...

COMMUNITY GARAGE SALE IS JUNE 11TH

This year's community garage sale is on June 11. Big thanks to Amie Wheeler who has taken the lead as the garage sale coordinator. Watch the [community Facebook group](#) for updates and contact Amie if interested in future sales.

KEEP YOUR PUPS CLOSE BY

As we and our furry friends enjoy more time outside, reminder to all that dogs must stay within the owner's lot, or must be on a leash at all times when outside the owner's lot. Please take care that your dog stays off the neighbors' lawns and pick up after them.

WHO YOU GONNA CALL

If you have any questions or concerns with HOA contractors or services, please contact WEB Properties: Ron White, ron@webpropertiesinc.com.



Community Garage Sale Survey and Policy

Thank you everyone who took part in the community garage sale survey earlier this year. We received great response and appreciated everyone's thoughts. Not surprisingly, the results were mixed. While many of our neighbors loved the idea of the annual garage sale, some expressed apprehension about opening our community to external traffic, and yet others encouraged donations to worthy causes instead.

Based on your input, the Board has developed a new policy, aiming to balance the interest to hold an annual garage sale with the need for neighborhood security and advanced planning.

Some of the requirements of the policy include reaching a minimum participation (10% of the community, or 15 homes), having a volunteer to serve as a coordinator, and publishing the addresses of the participating homes to better direct traffic. Once the minimum participation is met, a one-day temporary gate code will be provided for advertising, and deactivated after the sale.

To read the full policy, head over to the [community website](#).

Weeds are a Pain in the Grass: Emphasis on Weed Control

As we enter summertime, we look forward to enjoying the beauty of our neighborhood. Noting some areas of potential concern with weeds around our community, WEB Properties and the Board will be working with homeowners in the coming months to make improvements.

Recently, WEB Properties emailed out some reminders about our responsibilities to maintain the exterior portions of our lots, with special attention on the back/hillside areas facing other neighbors.

Those who are new to the neighborhood will want to note that landscaping around your property must be completed within one year and should

include, at a minimum, seeding of drought-tolerant, erosion-control grass, irrigation to establish sufficient coverage and mitigating excessive run-offs affecting sidewalks and roadways.

For all of us, ongoing maintenance is important. This includes regular weed control and trimming of the overgrowth, in particular away from the sidewalks.

Sections 4.10, 9.3, and 9.4.12 of the CC&Rs outline general maintenance, timing, and minimum requirements for landscaping. New improvements require an application to the Architectural Review Committee (ARC).





Neighbor to Neighbor

If you are a member of our [community Facebook group](#), you know that one of the helpful things about it is being able to share referrals to great service providers in our area. Here are a few recently recommended by our neighbors.

Do you know an exceptional service provider or a small business you'd like to give a shout out to? Share with our Facebook group and we'll feature them in a future newsletter.

Arborist & Tree Care

McElfish Tree Care is quick to come assess the trees, gives honest advice and has good pricing and availability. – Karina R.

Decking

Ridgeline Decks does a great job and cares about making the customer happy. – Scott W.

Housecleaning

We have been using **The Cleaning Authority** for a while. Extremely happy! – Mary G.

Windows Cleaning

Steve Rhodes, **Clearwater Window Cleaning**, is wonderful. He also hangs our Christmas lights. 509.217.3674 –Barbara B.

Cody Malor at **Clear as Day** does a wonderful job. 509.270.6088 – Kim & Cindy B.

Yard Care

Dee's Landscaping has been great for us. – Shauna C.

Green Squirrel is the best! – Anya T.

Contacts...



HOA MANAGEMENT

WEB Properties:

Ron White,

ron@webpropertiesinc.com

COMMUNITY WEBSITE

webpropertiesinc.com/elkridge-heights

FACEBOOK GROUP

facebook.com/groups/1806820996238581

(or search for Elk Ridge

Heights Homeowner's

Association)

BOARD OF DIRECTORS

President:

Karina Rudmann

Treasurer:

Jeff Grimes

Secretary:

Natasha Porter

Head of Architectural

Committee (ARC):

Don Condon

Special Projects:

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

Home Renovation Ideas for 2022 from RocketMortgage.com

Staying on trend

Home improvements are a great way to increase your home's value and keep you 'in love' with your home. Follow this link to [top renovation trends for 2022](#) to get some inspiration.

Projects that made the list:

1. Spa Bathroom
2. Improved Outdoor Areas
3. Bold Wallpaper
4. Large Window Banks
5. Multifunctional Islands
6. Multifunctional Rooms
7. Functional Mudrooms
8. Build-in Storage

