

The Mission of the West Ridge Estates Board of Directors is to properly represent all 150 Homeowners in our Association. By managing our Finances with the best business practices and keeping our Neighborhood a great place to live.

**Thank You to Felix**

Felix served on the Board of Directors for several years. He passed away in August. So, a word of thanks and remembrance for Felix!

**Board of Directors**

Thank you to Taylor for stepping up to serve on the Board of Directors

**President?!**

If you are interested, please let us know!

**Finances and Dues Payments (as of Oct 31)**

Checking \_\_\_\_\$18,856.38\_\_\_\_

Savings \_\_\_\_\$ 1,001.68\_\_\_\_

Dues Received \_137/150\_\_\_\_

Outstanding Dues \_(\$ 19,556.93)\_\_\_\_

**Accounting Service**

- Homeowner Management Service (HMS)
- HMS is our Accounting Service
- Online dues payment or payment by check
- All HOA concerns are still handled by the Board of Directors

Check out the HMS page on our website

[www.westridge-hoa.com](http://www.westridge-hoa.com)

**Updated Website**

[www.westridge-hoa.com](http://www.westridge-hoa.com)

Updates and News

Contact the Board of Directors and HMS

Dues payments

Social Media Links

*(Want to help maintain the website?)*

**Lawncare and Landscaping Service**

- Lawn has been winterized
- Weed spraying around the lake and playground
- Brown grass patches blamed on the hot summer (says the sprinkler guy)
- Sprinklers and zones are fixed

**Lake and Fountain Maintenance**

- New LED lights installed
- Fountain is turned off during cold weather

**Entry Signs**

- We have cleaned the entry sign

**Architectural Approval**

If you are considering a new fence or deck, replacing a roof, siding or painting, adding a shed, or landscaping, please contact us with your plans and fill in the Architectural Approval Form found on our website. (info@westridge-hoa.com)

## What is our Covenant

*Covenant: noun, a written agreement or promise usually under seal between two or more parties especially for the performance of some action.*

When we purchased our homes, we agreed to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE WEST RIDGE ADDITION.

Perhaps you have a copy of this Covenant or maybe have read some or most of this document. Our Covenant is available for download on our website at [www.westridge-hoa.com](http://www.westridge-hoa.com).

This Covenant is an agreement or an understanding of how we will take care of our properties and our neighborhood. Of the 150 homeowners in our HOA, more than 90% of us mostly complied with the Covenant as written. This Covenant or agreement assures each of us that we will continue to have a nice neighborhood to raise our families and keep our property values positive.

This Board has answer countless questions and concerns from homeowners about our covenant and the interpretation of these guidelines.

Simple things like putting the trash container out of view from the street side or maintaining the property by mowing the grass and keeping the yard in good or well-maintained condition. More simple requests like not parking a boat or RV in the street or driveway.

One of the greatest compliments this Board receives is a homeowner that understands and refers to our Covenant. Knowing and understanding this Covenant makes us all feel that we are doing our job as the Board.

If you have questions about the interpretation of the Covenant, please e-mail us at [info@westridge.com](mailto:info@westridge.com) and let us know your concerns your questions.

One of the most difficult duties this Board must perform is serving a lien against a homeowner property. This is a very difficult decision but is defined in our covenant and bylaws as a last resort to the homeowner.

**As we go forward in 2023, Covenant violations will be assessed on all properties. Resulting in fines, fees, and possible liens in line with our by-laws and Covenant.**

**What do my HOA dues pay for?**

Every year our HOA dues are assessed at \$240. The Board is responsible for a budget of approximately \$35,000 from these dues.

- \$16,000 for landscape and sprinkler maintenance, fountain, and lake maintenance
- \$3,500 for insurance
- \$4,500 for electric and trash services. Electricity to run the fountain, lights, sprinklers, well, lights around the playground and entry signs
- \$3,300 for HMS accounting service
- Many smaller expenses also are also in this budget.

From this budget, each homeowner is entitled to a park your kids can play in, lawn and landscaping around the playground and signs, insurance to keep us safe, a lake and fountain that keeps our property value up, and financial accounting for proper bookkeeping so there is no question where our HOA dues go.

However, from this budget of \$35,000 is more than \$2,000 in unpaid dues each year. Several homeowners' dues have not been paid over the last two to five years or more. Resulting in \$19,000 in unpaid dues, fees, and liens against the properties.

**Rental Properties**

There is no clause or stipulation in our Covenant regarding a rental property in our HOA. Rental Properties and tenants must comply with the same Covenant.

**Solar Energy**

Again, nothing is written in our Covenant about Solar Energy panels being install. We as the Board have requested that Solar panel be installed on the backside of the roof, out of view from the street. Please submit an Architectural Form if you are considering Solar panels.

**Upcoming events in 2023**

New Board Members

Social Committee

Architectural Committee

Neighborhood Clean Up Days

Neighborhood Wide Garage Sale

HOA Meetings

HOA Night Out at the Park

Thank you and Regards,

Westridge Estates HOA Board of Directors