



www.myriverridge.org
theboard@myriverridge.org

Homeowners Association Newsletter – February 2022

Annual Homeowners Association Meeting. As advertised, the Annual River Ridge Homeowners Association meeting was held 15 February 2022 via Zoom. The meeting was attended by all Board members and 6 other Homeowners – an improvement over previous years.

The Budget. The meeting agreed the Budget as reported in the Calling Notice published in January. The annual **Association Fee for 2022 was set at \$210** and bills for payment will be sent out by the end of February. The increase in this year's fees are made necessary as our Landscaping contract included a planned rise in costs for this, the third and final year of the current contract.

The Board also warned that it is a certainty that the annual fees will need to be raised again in 2023 due to increased costs brought about by inflation and fuel in particular, which will affect the price of our largest expenditure, our Landscaping contract.

Election of Board Members. The term of service for two of the current Board Members expired in February this year and the January Calling Notice asked for volunteers to take up those positions. None were forthcoming. Therefore, the incumbents were asked if they were willing serve for another 3-year term. They agreed and were voted back on the Board. There will be another opportunity for Board membership in 2023 when two more slots will be available for volunteers.

Any Other Business.

Road Resurfacing. The meeting was reminded that the Village would be resurfacing all our roads by July – expect some disruption!

Use of Herbicides by the Farmer. A request was made that efforts be made to establish communications with the Farmer using Outlot B to the west of Capista with the objective of getting advance notice of when herbicides are to be used, enabling sensitive plants to be covered before spraying begins.

Know a Masonry Contractor? If anyone knows a friendly Masonry Contractor who could give a quote for retouching the entrance Monuments, please let the Board know!

Seasonal Matters. As Spring is just around the corner, it is an opportune time to remind our Homeowners that if you are intending make any improvements to the outside of your property, including erecting fences, you need to complete an “Architectural Review Form” (that can be found under the “Documents” tab on our Website) and forward it to the Board for approval in good time before you intend to start the work. Our Rules and Regulations can also be found at the same place. It will save much expense and heartache if you follow the procedure.

Solar Panels and Sheds. A reminder that freestanding Solar Panels or Sheds are not permitted in the Subdivision. The Board will only approve roof installed Solar Panels. Once again, please complete the Architectural Review Form before committing to large expenditures.

Your Board

| Name | Phone |
|-----------------|--------------|
| Dan O'Connor | 815 980 9863 |
| Chris Langbein | 815 661 1243 |
| Pat Dinnon | 815 582 5287 |
| Tim Kucera | 815 685 0843 |
| Armand D'Andrea | 815 715 5567 |
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| Brian Raymond | 815 353 9180 |