



*Welcome to*  
**Park Ridge**



# Park Ridge Homeowners Association

## **Who We Are!**

The PRHA is a volunteer organization that endeavors to promote an open line of communication among all residents, government agencies and other neighborhood associations. We are a community that strives to enhance the livability, safety and beauty of the Park Ridge subdivision. We will maintain our property values by taking pride in our neighborhood. This shall be accomplished through various programs that support a crime free and aesthetically pleasing neighborhood, while focusing on sustaining a safe family environment. We will always consider the best interest of the residents in the implementation of our by-laws and respect their rights as individuals.

## **Please Join Us!**

Our calendar year is March 1 each year through March 1 the following year. This applies to both owner occupied and rental properties. We all live in the same community and whether you own your home or are renting it, this association benefits us all. Your annual support payment of \$36 may be made online on our website, throughout the year, via PayPal. Checks can also be mailed to: PRHA PO Box 471361 Charlotte, NC 28247. The continued community support with your annual payment validates the existence, strength, & desires of our HOA for all. Your contribution ensures our sustainability as a community in Charlotte!

# Welcome Home!



## Connect With Us!

Whether you have just moved in or are just new in connecting with us, there are many ways to be a part of the community! You can connect with us via [email](#), [Facebook](#), [NextDoor](#), or visit our [website](#)! Sign-up for our email list on our website to receive community information. Be sure to stay in the know by providing your name, address and phone number. Your contact information will remain private and will NOT be sold.

## House Numbers to be Painted Curbside

We continue to compile the addresses of those who currently do not have their address painted below their mailbox. Doing this makes it easy for first responders or delivery services to find you. If your address is currently painted and very worn/hard to see, then simply [contact us](#) with a photo and we will have it refreshed (*applies only to those addresses painted by the HOA and are current with their annual support*).



# What We Are Doing

## PRHA Accomplishments!

PRHA is always up to something! These are things that we have done in the neighborhood to make our community a great place to live.

- Decorative streetlamps, sidewalks, and a bicycle lane on Park Road
- 2 Marquee welcome signs with stonework, and toppers for every street sign
- Trees planted along Park Road and Blue Heron Drive
- Digital speed signs on Park Road
- Pedestrian Crossing at Park and Blue Heron and reflective strips for the signs
- Active Crime Watch program with [CMPD](#)



## Current Projects!

These are some new projects we are involved with, and there will always be more to do!

- Flashing beacons to be installed at the pedestrian crossing.
- Sidewalk from the bridge over 485 to Kingfisher Drive.
- Greenway enhancements that are completed and underway!



# Our Residents are the BEST!



PRHA strives to make our community a desirable place to call home. But we could not accomplish it without your help! Residents are an integral part of the improvements to our neighborhood, from artists and carpenters, to all those that volunteer their time for the betterment of our community! Check out our [website](http://PRHA.us) for information on how you can help!





# Community Pride!

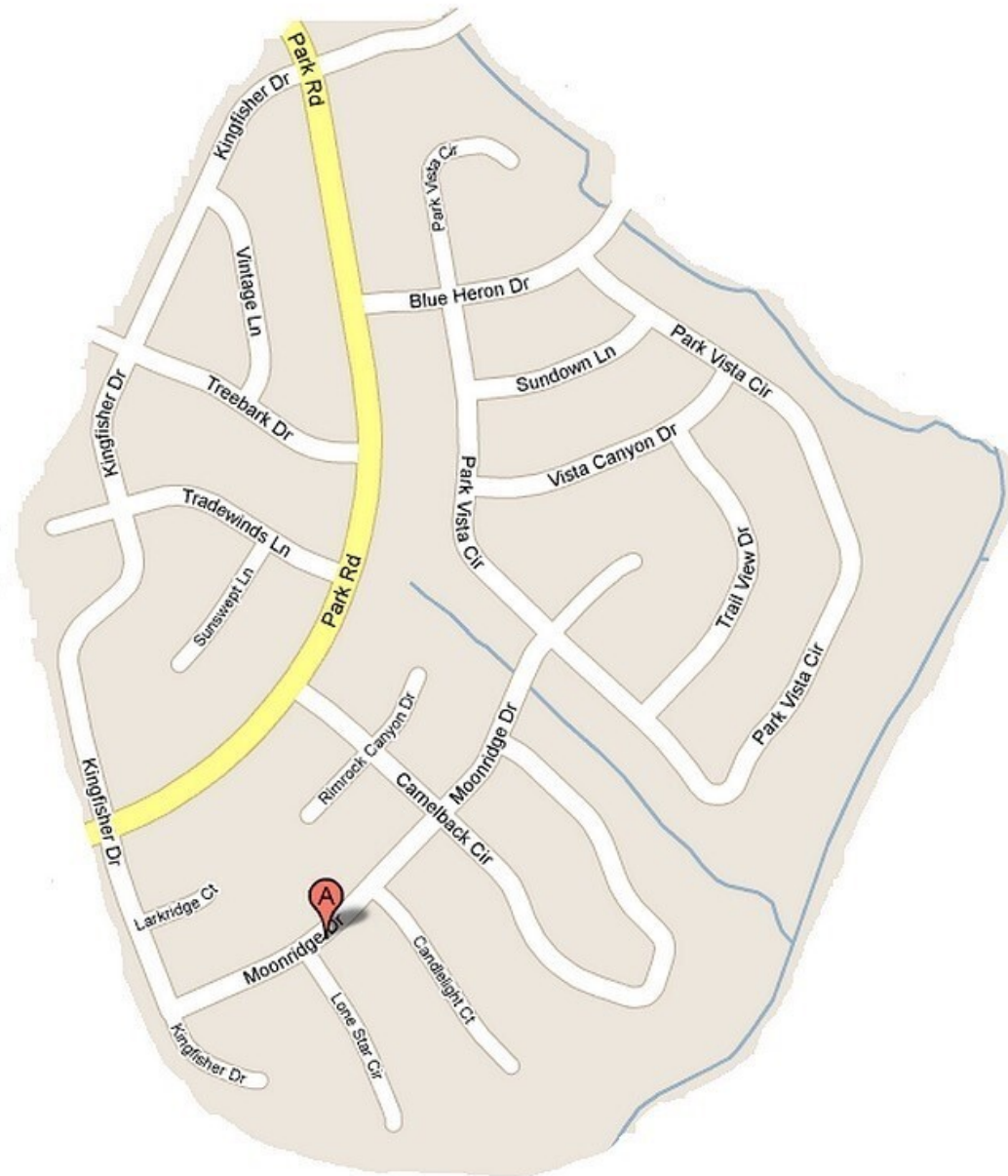


PRHA will request sweeper trucks every so often to come through our community and remove debris from our curbs and storm drains. You can assist our community in this effort by removing leaves and debris from gutters and drains near your home between sweeps. We are also hopeful that everyone will do their part this spring with their home's curb appeal! We are a friendly neighborhood that proudly welcomes those who choose to live among us and become part of our community. After all, what is seen is what we will get more of!



# Neighborhood Map

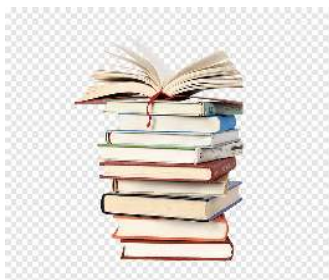
Here's a map of our neighborhood! We also work closely with leaders and volunteers from surrounding neighborhoods to keep our communities active and safe! Take a walk around and see how our community is improving!



# Little Free Library



Leave a book and Take a book! We have a beautifully crafted Little Free Library on [Sundown Lane](#)! Thank you to our curator Rita for keeping things in order, our talented artist/carpenter Angela for her beautiful build and design, made from real sand and seashells, and to Crown Builders for donating supplies! Here's a [link](#) to the Little Free Library app so you can find registered Little Free Libraries anywhere!! If you would like to contact our curator, Rita, you can email her [here](#).





# Take a Book, Leave a Book!



Our Little Free Library looks great with its beach theme! You can find books for all ages there. And what could be better than having a Little Free Library right in our neighborhood? A second one!

The City of Charlotte has awarded our community with the gift of another Little Free Library. This will be strategically placed on the opposite side of Park Road from our current one that is located on the corner of Sundown Lane and Park Vista Circle. Our goal is to have each one in a short walkable distance from any home. Now is the time to put aside books you have finished reading so they may be shared when our second one makes its debut. Progress updates to follow, location to be announced soon.

**FAMILY FRIENDLY**  
COMMUNITY  
OPEN LINE OF COMMUNICATION  
**MAINTAIN** PROPERTY VALUES  
RESPECTFUL TO NEIGHBORS

# McMullen Creek Greenway



This horseshoe shaped greenway runs 5.8 miles through south Charlotte and passes under Interstate 485. The [trail](#) is composed of a variety of surface types including asphalt, gravel, and boardwalk. There is an entrance from our neighborhood- the sidewalks from along Blue Heron Drive and down Castlekeep Road will lead you right from our community to the Greenway. The trail head is also accessible from Pineville-Matthews Road/Highway 51. It's a great place to walk the dog or just enjoy the day!





# Updated Amenities at the Greenway



The concrete pads under the portable restrooms and picnic tables along with updates to workout area are now complete! The PRHA met with Mecklenburg County Parks and Recreation in October of last year, with regards to requesting repairs and enhancements of our Greenway. This is a walkable distance right off Castlekeep Road via a now paved pathway to the foot bridge. The workout area is located at the trail head off of Highway 51!



# Updated Amenities at the Greenway

The McMullen Creek Greenway project is now complete with a punch list which included:

1. Paving dirt entry from Castlekeep to the foot bridge
2. Greenway rules sign
3. Board replacement on bridge
4. Protective railing on either side of bridge at both ends
5. New fencing at entry in parking lot off Hwy 51
6. Parking lot improvements
7. Update picnic tables
8. New decorative metal trash receptacles
9. Concrete pads underneath picnic tables and trash receptacles
10. New porta-potties with concrete pad and sidewalk
11. New updated equipment at work out area
12. Impact absorbent surface and handicap accessibility to work out area

The Park Ridge Homeowners Association (PRHA) continues to work together with surrounding neighborhoods, the various departments of the city, county, and their respective leadership in an effort to improve our quality of living for all. Goals derived from the desires of our community become accomplishments, which result from strong and effective partnerships. Thank you to each of you who support PRHA!





# Code Enforcement



The [City of Charlotte Housing Code](#) requires homeowners and landlords to maintain their homes/properties to a minimum standard. We can take pride in our neighborhood by maintaining our homes, not parking on our lawns, and keeping sidewalks and drains in front of our homes clear of trash and debris. If you see a violation, maybe inform or even assist your neighbor first, whenever possible. But if you see a repeated violation, you may report it by calling Charlotte 311, or by downloading the [CLT+](#) app! You can check on active cases [here](#).

**HOW TO AVOID FINES?**

- Do not park on the front lawn. You may receive a \$25 fine.
- Rollout containers should be removed by midnight on the day of collection.
- Yard waste should be collected and placed in compostable paper bags or a reusable container.
- Schedule bulky items with 311.

**For more information:  
Call 704-336-3380 or visit  
[charlottenc.gov/CodeEnforcement](http://charlottenc.gov/CodeEnforcement)**

# Neighborhood Covenants and Restrictions



Each resident (both renter & owner) in Park Ridge is bound by the Covenants & Restrictions specific to their property, whether they support PRHA with an annual commitment of \$36 or not. These were established by the builder/developer when the homes were constructed and are recorded with the Mecklenburg County [Register of Deeds](#) (RoD) office. A copy specific to each individual address may be obtained at:

Register of Deeds: Judy Gibson  
East Fourth Street Charlotte, NC 28202  
Phone: 704-336-2443 Fax: 704-336-7699  
Email: [ROD@co.mecklenburg.nc.us](mailto:ROD@co.mecklenburg.nc.us)

The following Covenants & Restriction documents are listed below to exemplify what may be outlined. The specifics for each address may vary somewhat as the homes were constructed in clusters.

\*Covenants, Conditions, and Restrictions (CC&R's) are a set of rules governing the use of a certain piece of real estate. For example, a CC&R can regulate the style of fences and related specifications permitted. The following copies below address the streets as listed. Others may be found by contacting the register of deeds (above).

Park Vista Cir. cul-de-sac: Book 3995 Page 0737

Camelback Cir. Area: Book 4227 Page 0864

Trailview Dr. Area: Book 4183 Page 0803

Duplexes Park Vista Cr. Book 4412 Page 0973

Misc Additional: Book 4217 Page 0874; Book 4273 Page 0495



# Photo Gallery





# Working With CMPD and CFD



PRHA works closely with law enforcement with our [CrimeWatch](#) program. In order to have a safe neighborhood, you should know who your neighbors are on either side of your home, and directly across the street from you. We can all do our part in keeping an eye out for suspicious activity by calling 911 when you see something. Park Ridge and CMPD work as a team, maintaining a safe environment for our residents and families!



Please remember to lock your vehicles both in your driveway and on the street! Don't let yourself become an easy target for criminals. And always report any suspicious activity to 911 immediately. Remember: if you see something, say something!! Click [here](#) for tips on how to keep yourself and your property safe!



# CLT+ App

CLT+ is the new City of Charlotte service request and information app. It's available on the Apple Store and Google Play store, and it is free to download! You can schedule a bulky trash pickup and many more city services with it. You can also report a pothole, check your trash and recycling pickup day, request a new traffic signal, or report graffiti or a code violation all from the same place! CLT+ is a new way to interact with CharMeck 311, which serves as the customer contact center providing information and services for customers in the City of Charlotte and Mecklenburg County. Residents wishing to get in touch with 311 can still speak with a representative on the phone, request a service online or use the online chat function.



# Yard of the Month



## YARD OF THE MONTH CRITERIA

The goal of the Yard of the Month award program (YOTM) is to recognize individuals whose property exemplifies the vision of our Park Ridge Homeowners Association. “Yard of the Month” sign will be placed in the yard on the 1st day of the month and placed where it is most visible from the street. The winner will also be acknowledged on the [PRHA.us](https://prha.us) website. The “Yard of the Month” sign will be removed by a representative of the “Yard of the Month” Committee on the 1st day of the following month.

This program is an acknowledgment of one’s expression of their PRIDE (Professional Results In Daily Efforts). It is not about the amount of money spent on aesthetics or personal items. Membership is not required, however; support to PRHA as a resident of the community is very much appreciated by everyone.



# Yard of the Month

During their reign as “Yard of the Month”, winners are expected to maintain their yard in the same manner that allowed them to win the title.

- The upkeep of the yard can reflect the efforts of the residents themselves, or that of a professional landscaper or groundskeeper
- Healthy green grass that is mowed and edged
- Grass around foundations and fences shall be trimmed
- Debris shall be picked up and removed (garbage, newspapers, pet waste, etc.)
- Overall look of landscape is pleasing (formal or informal, use of color and textures)
- Inviting look of front entryway (hanging baskets, pots, cleanliness, etc. is a plus)
- Originality/creativity (any special touches of the owner (yard art, bird feeders, etc.)

A point system is utilized as a criteria of measurement in determining each months winner:

1. General Appearance: Grass mowed and edged, weed free and green: = 20 pts.
2. Beds cleaned and edged: = 10pts.
3. Walks, driveways, and curbs edged and swept: = 10pts.
4. Shrubs neatly pruned: = 10pts.
5. Color contrast: = 20 pts.
6. General neatness: Garbage cans out of sight; no toys, bikes etc. on front lawn = 20 pts.
7. The front lawn has a discernable, intentionally balanced landscape design: = 10pts.

Special thanks to each who set an example on their street, even if not the current month or past winner, everyone wins when a clean representation is enjoyed and in plain view for all to appreciate!

# What To Do Around Town



One of the best parts of living in Park Ridge is the location! Our neighborhood is close to 485, shopping, and many local restaurants and small businesses. You can also jump on a [CATS bus and connect to the light rail](#) system and head uptown for [entertainment](#), [dining](#) and [sports events](#)! Living in Park Ridge makes it easy to plan your next night out, or just to get around town!

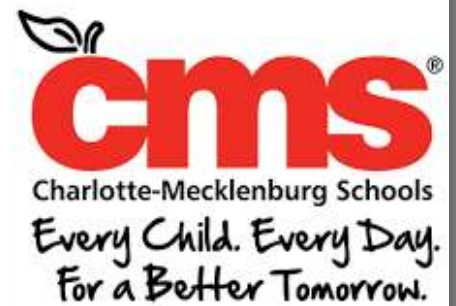
Here are some helpful links to help you find out what to do around town, and important information regarding local business, government, and schools!!





# Informational Links

Charlotte's  
got a lot.



# FAQ

**1. My dues were paid prior to March of this year, when are they due again?** Our fiscal year runs March to March and If you have not paid after March 1, then they are due. There is no cut-off time for paying association dues, but they are due beginning March 1st. So regardless of when you pay during the fiscal year, the strength of the association has been supporting you all year long!

**2. Are non-members of the HOA eligible for being awarded Yard of the Month?** Most certainly, all residents are considered whether they are members or non-members. In most cases many of the homes that have been chosen have ended up joining the HOA!

**3. What is the city ordinance on commercial vehicles being parked in residential street/driveway?** Medium size commercial vehicles have to be parked in the driveway and large commercial vehicles are prohibited to be parked overnight in residential areas. Large commercial vehicles are 13,000 lbs., the bed 14 ft length and/or 9 ft high.

**4. I was told it was a city code violation to have my house number painted on the curb in front of my home?** Charlotte Dept of Transportation (CDOT) Public Service Division confirms it is now permissible to have your house number painted on the city curb in the right of way.

**5. Why should I join PRHA?** We should [join](#) in order to keep informed about what is happening around us, to add strength to an organization that can help protect its members in the event of fire or missing child and to have a community voice when interacting with local government agencies.



# FAQ

**6. Why have we not gone paperless yet?** Going paperless will require having most everyone's email address that has one. [Email](#) is the preferred way of communication, currently we have less than 20% of the residents in our neighborhood. Email addresses will always be kept private.

**6. Where do I report streetlights out in our neighborhood?** You can download the [CLT+](#) app! There's a lot you can do with it. Check it out!

**7. Is PRHA in charge of Code Enforcement?** Not at all! The City of Charlotte has a division dedicated for this purpose. Code enforcement is the responsibility of each resident, not the city, nor PRHA. See our Code Enforcement page for info on how to check on [active cases](#) or reporting a violation.

**8. Where does my dues money go?** Dues pay for a number of expenses such as rental fees for our General Membership meetings, newsletter printing, meeting signs, annual picnic, and materials for example.

**9. How do I get on the PRHA board?** PRHA will announce the areas and positions that are needed at the general meetings. Serving on a [committee](#), being a block captain, and volunteering for various activities to include distribution of door hangers are all a part of the functions board members participate in. Volunteering for any of those is a good way to get started in supporting our association.



# Necessities Nearby & Nearby Necessities

This page will soon highlight a helping handful of businesses that already support our community and want to help welcome you too, as you become acquainted to the area that is new for you and familiar with many of us. Check back here often to find a variety of practical listings with many possibilities to help you live happier, smarter, and have fun too!



- A place to grab a quick bite while moving in
- A close spot for casual dining to relax
- Breakfast muffins for the morning while unpacking
- A favorite grocery spot close by
- Home improvement items that showcase your personal touch
- Home repair specialists who have the tools and the expertise
- A sandwich shop to fuel your happiness and feed helpers
- A pizza place to brag about
- International foods
- Urgent care for oopsies
- Veterinarian & boarding
- Family entertainment

