

Logsdon's Ridge HOA

7180 Highpoint Blvd, Liberty Township, OH 45011

www.logsdonsridge.org

www.facebook.com/logsdonsridge

Happy New Year!

We hope that 2024 is off to a great start for you and your family. The Logsdon's Ridge Homeowners Association exists to protect, preserve, and promote the character and value of the neighborhood.

Additionally, we are here to uphold the safety and comfort of all homeowners. This is your community and we encourage you to actively participate in the HOA. Please review the information in this newsletter, as well as online, to keep up with the events of the HOA.

Logsdon's Ridge Homeowners Association Board

HOA Dues for 2024 are \$120. Your invoice is enclosed and due by 3/1/24. Please complete the bottom portion and return with your dues. As a reminder, financial reports are available at all HOA meetings and upon request.

2024 Fee assessments:

The Board does their best to control annual expenditures. We do not want to raise fees unnecessarily. We have increased the fee by \$10 this year. There are two reasons for the increase. The obvious reason is increasing operating fees.

This year, we are using a third-party HOA management software (PayHOA) to help with communication, accounting and record-keeping. We chose this software provider so the homeowners can be more interactive with the Board and offer an alternative fee payment solution.

The other is to continue to establish a capital improvement/contingency fund. Over the past seven years, the HOA has worked diligently to roll any excess operating funds into a capital improvement fund. This fund is earmarked for emergency or improvement projects that exceed our normal annual operating budget. Prior to that time, the HOA had NO contingency funds. In the event of a costly expense, the HOA would have had to vote for a special assessment to all homeowners or seek funding from external sources, most likely accruing interest expenses. All recently established HOA's in the State of Ohio are required to have a reserve/contingency fund. LRHOA was established prior to this requirement, so we did not. Please keep in mind, LRHOA fees are still the least expensive in the area.

Officers

President: Tina Betz & Marcia Cumberledge

President@logsdonsridge.org

Treasurer:

David Bishop

treasurer@logsdonsridge.org

Secretary:

Alysha Wallace

secretary@logsdonsridge.org

Architectural Committee:

Mark Ezman, Tina Betz

Street Reps

Street reps serve as a liaison to residents on their respective street. We need street rep volunteers for these streets:

Pinnacle Ct., Peak Drive, Beaver Ct., north Zenith Ct. & south Lookout Ct. If you can help, please email president@logsdonsridge.org.

Communication

The HOA Board is making communication with our homeowners a priority again in 2024. We want to improve the access to community information, events and alerts. We currently use our website, www.logsdonsridge.org and FB pages as well as the NextDoor app to relay information. We also use the white board at the Highpoint Blvd entrance for reminders and immediate concerns. In the next few weeks, we will transition our community communication through the PayHOA platform. We hope this will be a successful media consolidation.

What's new??

HOA management software

The HOA Board is pleased to announce we have contracted with PayHOA to use their HOA management software to streamline communication, accounting and enhance our self-managed community.

In the next few days, we will be sending you a "Welcome E-mail" with a link to set-up your personal login and account with PayHOA. The HOA pays a monthly fee to subscribe so you will not be billed for anything directly. The only extra fee you may incur is a processing fee for any online payments you make to the HOA. (Payments from bank accounts are subject to \$1.95 fee; payments from a credit card are subject to 3.25% + \$.50 processing fee). You can still pay fees by personal check directly to the HOA at no additional charge. The HOA Board would like to move forward with electronic communication so we can eventually eliminate paper invoices, flyers, newsletters, etc.

With your PayHOA login, you can pay fees, communicate directly with the Board, ask questions, access community updates, calendars and message boards. In order to get EVERYONE enrolled, we need a contact e-mail and phone number for each resident so we can send the "Welcome E-mail" and text messages. Please be sure to provide that information on your invoice or e-mail it to president@logsdonsridge.org. If you provided it last year, we should have it.

Property Changes: Please be sure to submit a property change form to the architectural committee for any CHANGES or ADDITIONS to the exterior of your property. Changes would include style, color, material or altering the current footprint of existing structures. Additions are introducing a new structure. If you are replacing an existing amenity, same style, color, material, you do not need HOA approval. If you need a permit for the exterior project, then you definitely need to submit an approval form. Forms and instructions can be found on the logsdonsridge.org website, under the Documents Tab. Please complete the packet and include all supporting documents before submitting for approval.

Reminders

- Garbage cans, firewood, wheelbarrows, building materials, and the like should be kept in garages or otherwise concealed from street view as well as from the view of your neighbors. Garbage cans should be moved to the curb no sooner than 5:00pm the night before your scheduled pick-up, and removed from the curb no later than the end of the pick-up day.
- Any Christmas holiday decorations should be removed by now.
- Please be respectful of neighboring properties and not block driveways if parking on the street.
- In the event of snow of 1 inch or more, please move all vehicles to your garage or driveway to allow snow plows to completely and safely clear the street.
- Residents are encouraged to keep garage doors closed and outside vehicles locked to prevent items from being stolen.
- We have several walkers and children playing in the neighborhood. Please watch your speed. The speed limit is 25 mph and is monitored by the Butler Co. Sheriff.

2024 Events*

Mark your calendars for the following events!

March 5 @ 6:30 pm

HOA Business Meeting

May 17 & 18

Spring Garage Sale

May 14 @ 6:30 pm

HOA Business Meeting

September 10 @ 6:30 pm

HOA Business Meeting

September 13 & 14

Fall Garage Sale

November 12 @ 6:30 pm

HOA Business Meeting
Board Member Election

**Have an idea for an event?
Join us at a regular meeting
and let us know or e-mail
president@logsdonsridge.org
with your suggestions. We
would like to add some on
the schedule.**

*All dates are tentative and additional communication will be shared as we get closer to each event. The November business and election of officers meeting will be held at the MidPointe library – Union Centre location unless otherwise noted.

The Spring and Fall Garage Sales are coordinated with the Woods of Logsdon's Ridge and Logsdon's Woods participation.

Notes from the Logsdon's Ridge HOA Board: Please read these important changes.

The HOA Board was faced with several issues to enforce based on our current Declaration and By-Laws this past year. We handled those issues to the best of our ability. However, some issues were raised that needed interpretation and direction from our legal counsel. Based on his recommendation, these issues will be addressed accordingly and listed below.

First, until we can get a handle on fence maintenance and compliance, No new split rail fences will be allowed, effective immediately. It is recommended all new fences are constructed with maintenance-free material (such as aluminum). Picket, privacy or Kentucky board fences may be considered in limited circumstances. However, any new wooden fence consideration will require the homeowner to acknowledge in writing they have read and understand the published fence installation and maintenance guidelines. This includes being stained or painted every three years, kept free of mold and lichen, and all boards and wire in good repair. Approval is at the discretion of the Architectural Committee. As long as existing split rail fences are maintained according to the Logsdon's Ridge Fence Guidelines, they will be allowed to remain.

It is recommended that a lot survey is obtained prior to any fence installation. The homeowner installing the fence should notify any neighbor bordering the proposed fence of the installation plan. The mowing, edging and maintenance expectations should be discussed with bordering neighbors as well. It is the responsibility of the fence owner to maintain and trim around the fence, unless an alternative agreement is made with the neighbor. The Logsdon's Ridge HOA will not mediate border disputes.

Second, our attorney recommends implementing a fine schedule to correct recurring violation of the HOA guidelines and restrictions. The Board has the authority to do this and we are currently creating a fine schedule and procedure to be published soon. The procedure will include notifying the homeowner of the violation with a specific timeframe for resolution. If there is no resolution within that period, a monetary fine (recurring either monthly or weekly until resolved) will be assessed to the homeowner's fee ledger. If the fines are not paid, then a lien will be filed on the property. The amount of fines can vary from \$25 to \$150 per violation. Here are some of the areas that will be subject to fines:

Property Maintenance (including, but not limited to roofing, exterior structures, decks, windows, fences, siding, pools, driveways, doors, mailboxes, etc.), must be clean, and properly maintained. Street view of property should be free of trash receptacles except on trash collection days (please store in the garage or back of the property). No furniture or rugs, except those designed for outdoor use, should be visible from street view. Solar Panels are allowed, but should follow published HOA guidelines for design and installation. No sheds or above-ground pools are allowed.

Fences must be approved and maintained (including maintenance per HOA guidelines, placement, use of approved materials, style or color, and submitted for HOA approval prior to installation). If you currently have a non-compliant fence that needs repair, it's recommended to make the needed repairs or remove the fence as soon as possible.

Yard/Landscaping must be maintained. Grass should be mowed each week during the peak season, landscaping beds should be free of weeds and debris. All structures, fences, sidewalks and driveways should be trimmed or edged regularly. Dead plants, trees, bushes and foliage should be removed as needed. Plant receptacles displayed in front of the house should only be decorative pots. No buckets, trash cans or paint cans allowed. Firewood should be neatly stacked in the back of the property and kept free of weeds or debris. Brush piles are not allowed.

Vegetable gardens, including raised garden receptacles, should be limited to the back yard in a designated garden space. This garden space should be maintained, neat and free of weeds and debris.

Storage: per the HOA Declaration, any inoperable vehicle parked at a residence for more than 10 days, should be stored inside the garage or removed from the property. Golf carts, boats, recreation vehicles, trailers, etc. should be stored in the garage. They are not allowed to be stored in driveways, on the street or yard for a period longer than 72 hours. All lawn equipment, including ladders and tools, should be stored in the garage or out of street view. No PODs or open-top dumpsters should be stored on property without prior LRHOA approval.

Commercial/Political Yard Signs: per the HOA Declaration, only commercial signs designating the property for sale or vendor signs identifying improvements are allowed in yards for a reasonable period. No political signs are allowed in yards or the common area, including the Highpoint Blvd entrance. The entrance should be kept free of signage unless related to HOA functions. This issue was raised this fall and confirmed by our attorney. We ask for all residents to comply.

Parking: Cars should be parked in driveways, unless full. Overflow parking on the street should be respectful of neighboring driveways and not hinder proper traffic flow.

Non-payment of HOA fees will be referred to our attorney for collection.

If a follow-up letter is required from our attorney, an additional fee of \$95 plus certified postage will be automatically added to the amount owed by the homeowner. A lien will also be filed against the property with the Butler County Recorder and delinquency notice filed with the Credit Reporting Agencies.

It's unfortunate that we have to employ these steps to motivate compliance with the Logsdon's Ridge Declaration and By-Laws. However, it is unfair to those residents who maintain their property, pay their fees on time and comply with the restrictions, to allow others to compromise property values and the overall curb appeal of Logsdon's Ridge. If everyone does their part, we will not need to employ any fines. The Board does not want to have to deal with the additional task of collecting extra fees or employing legal action, so please EVERYONE do your part to be a considerate neighbor and good homeowner.

If you have any questions or have extenuating circumstances regarding the expectations listed, please e-mail one of the Board members to discuss. We are happy to work out a resolution with you if possible.

Now that we've discussed all of the necessary business, we would like to praise our community.

Logsdon's Ridge is one of the most desired areas to purchase a home in Liberty Township. Homes are selling within a few days of being listed. Sales are many times at or above the asking price. That is what happens when homeowners take pride in their property. Thank you for doing your part!

We are very fortunate to have friendly neighbors, a safe community to walk and to play, community activities, excellent schools, and convenient access to entertainment and shopping. We have several new residents in Logsdon's Ridge. Please make them feel welcome. We look forward to meeting and getting to know our new neighbors.

Finally, please be patient as we implement the new software system (PayHOA) over the next few weeks. We anticipate it will enhance the overall efficiency of managing the HOA. As with any changes, there will be a learning curve, but we will do our best to make it as seamless as possible.

Have a great year!

The Logsdon's Ridge HOA Board