

Logsdon's Ridge HOA

7180 Highpoint Blvd, Liberty Township, OH 45011

www.logsdonsridge.org

www.facebook.com/logsdonsridge

Welcome 2025! We hope everyone is doing well and welcome to all of our new residents.

Keeping our new residents in mind, 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 2025 are \$130. Your invoice is enclosed and due by 3/1/25. Please complete the bottom portion and return with your dues. As a reminder, financial reports are available at all HOA meetings and upon request.

I would like to thank Marcia Cumberledge, David Bishop and Alysha Wallace for their time and assistance keeping the Logsdon's Ridge HOA operating efficiently. I would also like to thank Mark Ezman for his expertise on the Architectural Committee and Flo Base-Smith for welcoming our new residents. As you know, these are voluntary positions and they have done a great job.

We are currently looking for a volunteer to take over the secretary's duties on the HOA Board. These duties include recording minutes at the quarterly HOA Board meetings and updating the HOA's website, as needed. There is no previous experience necessary. We will provide training, if needed. Anyone interested, please contact Tina Betz at president@logsdonsridge.org.

In 2024, we started using management software (PayHOA) to assist the Board with communication, accounting and record-keeping. It has been very successful and we plan to use more of the tools offered by PayHOA in 2025. Our goal is to exclusively use PayHOA to eliminate paper mailings of invoices, newsletters and notices. That would allow us to eliminate \$500 from our budget for printing and mailing expense. For that to happen, we need all homeowners to provide a contact email on the invoice mailed with this newsletter. We will not share that information with any outside entities.

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

Communication

The HOA Board is making communication with our homeowners a priority again in 2025. We want to improve the access to community information, events and alerts.

Here are the ways to communicate with the HOA Board (listed in order of preference):

E-mail one of the Board members directly. Their respective e-mails are listed above.

Communicate through the PayHOA platform.

Events and alerts will be posted on the following platforms:

PayHOA,

LRHOA
website, www.logsdonsridge.org

Logsdon's Ridge Residents
Facebook page.

The NextDoor app may also be used as needed.

What did we accomplish in 2024??

The HOA Board evaluated the feedback we received from our residents over the past year to draft a "Fine Schedule". The purpose of this schedule is to curb repeated violations of the LRHOA Covenants and Guidelines. Most of the violations pertain to property maintenance. This is not an effort to collect additional fees from homeowners; it is an incentive to correct ongoing issues. A copy of the Fine Schedule and Procedure is included with this mailing. Please review the information and if any of these issues apply to your property, please correct them as soon as possible. The HOA Board will begin enforcing them immediately.

The Architectural Committee reviewed and approved several property changes and additions in 2024. We appreciate all of the improvements submitted and completed.

The Board reviewed the HOA's property and liability insurance coverage to determine if we are adequately covered. It has been several years since the last review. We found an adjustment was needed to protect the HOA's interests. The improved coverage increased the annual premium by \$500.

The Board consulted with a tree specialist concerning the 4 Bradford pear trees at the Highpoint Blvd entrance. It was recommended we remove the trees after we had another tree split and fall toward Hamilton-Mason Road this summer. All four of the trees showed stress and decay, making them vulnerable to splitting and dropping branches. Our concern was falling trees and branches posed liability to the HOA if they fell in the direction of the road or damage to the entrance wall. It was decided to take them down to prevent such incidents. We are evaluating whether there is a need to replace them. The cost of the tree removal and stump grinding for 5 trees was \$3,965.

On the positive side, the Board took advantage of favorable savings & CD rates in 2024. We earned almost \$800 interest income after tax on our capital improvement funds.

The Board negotiated 5 to 10% annual savings with vendors on our major expenses by pre-paying for the year. That is an annual savings of almost \$700.

Goals for 2025?

The Board is working with Butler County Engineer's Office as well as the Butler County Storm Water District to identify any storm drainage hardware within the neighborhood. We want to be proactive with timely maintenance to prolong the life of this equipment. Repair and replacement can be very costly to the HOA. We plan to draft maintenance guidelines from the information we gather from the county offices.

We will continue to monitor the budget for savings opportunities, review Architectural submissions and enforce the HOA's Covenants and Guidelines. A copy of the guidelines can be found on the HOA website, www.logsdonsridge.org, under the Documents Tab. We encourage all residents to visit the website and review the info.

2025 Events*

March 11 @ 6:30 pm

HOA Business Meeting

May 16 & 17

Spring Garage Sale

May 13 @ 6:30 pm

HOA Business Meeting

September 9 @ 6:30 pm

HOA Business Meeting

September 12 & 13

Fall Garage Sale

November 11 @ 6:30 pm

HOA Business Meeting
Board Member Election

*All dates are tentative and additional communication will be shared as we get closer to each event.

The Spring and Fall Garage Sales are coordinated with the Woods of Logsdon's Ridge and Logsdon's Woods participation. We plan to schedule the Spring sale in May. However, depending upon interest, the LRHOA may not be involved in the Fall dates.

The Woods of Logsdon's Ridge HOA has asked us to join their Christmas Walk in 2025. This is usually scheduled the first weekend in December. Is there any interest in participating? If so, please contact Tina Betz and we can gather more information. If no responses, we will assume no interest..

Logsdon's Ridge Homeowner's Association

Fine Schedule effective February 1, 2025

Please retain this information for your reference

Fines and procedures for enforcing covenants:

The Board of Directors has determined the following schedule for handling homeowners who violate our covenants and guidelines. These procedures are not a means to collect extra fees from homeowners. They are established to curb recurring violations of HOA covenants.

1. Homeowners with violations will receive a letter* from Logsdon's Ridge Homeowner's Association Board reminding them of the Rule and a description of their violation. The homeowner will have 10 days from the date of the notice to correct the violation or make an acceptable remediation plan with the HOA Board.
2. If the violation is not handled properly by the homeowner within the 10-day window, then a Violation letter* will be sent stating the violation again along with the request that the violation be corrected in 5 days from the date of the letter. The 5th day will be identified in the letter so there is no confusion by the Board or the Homeowner as to when the violation must be corrected by.
3. This Violation letter will also state the fact that a fine will be levied against the homeowner if the problem is not corrected by this defined date. The fining schedule is outlined below.
4. If the homeowner fails to correct the violation and pay all fines, then a third letter or "Intent to Lien" will be sent from the HOA's legal counsel. This letter will be sent to the homeowner notifying them a lien may be placed on the property unless the violation is corrected and all fines, additional attorney's fees and associated costs are paid in full. This will be a very costly outcome for the homeowner that should be avoided.
5. * The "Letter" will also be e-mailed to the homeowner through the HOA's communication, tracking and invoicing platform. That platform is defined as PayHOA.
6. The continual monthly fine assessment will begin one month from the date of the initial fine and monthly thereafter, until the violation is corrected. Repetitive violations will result in fines issued without the HOA sending new violation notices and allowing additional time for correction. Further notification is at the discretion of the HOA Board.
7. Any questions or concerns should be addressed through the Logsdon's Ridge HOA Board and the official communication system, PayHOA. All residents have access to this platform through email and text messaging.

The Fine Schedule is included on the back of this page. The HOA Board encourages you to read through the items and if any currently apply to your property, please correct them as soon as possible. We understand some issues may take some time to plan and schedule repairs. We will work with you to find an agreeable solution and avoid any additional fees.

Description of Violation	Initial Fine	Monthly Continual Fine until corrected
Trash can & garbage visible from the street. Trash receptacles and waste should be placed at the curb no earlier than 5 pm the day prior to the scheduled collection day. Trash cans should be removed and stored either in the garage or the back of the house, or <u>completely out of street view</u> , by 5 pm on the collection day. Any trash, yard waste, appliances or furniture items not collected by the trash service, should be removed from street view by 5 pm on the collection day.	\$25	\$25
Yard/Landscaping not maintained (weeds, overgrowth) Lawns should be mowed and edged regularly during April to November. Landscaping beds and driveways should be neat, free of weeds, debris, lawn equipment and clutter. Only decorative planters should be visible from the street, no buckets or trash cans allowed. All dead trees, including stumps, should be removed from the property. Yards should be free of brush piles. Stacked wood is allowed as long as it is neatly displayed.	\$25	\$25
Vegetable gardens not maintained. Weeds & dead foliage should be removed. Gardens should be located in the rear of the property, in a designated area for growing. They should be neat in appearance, with a defined border (either neatly edged or with organized border material). Borders should not be constructed of random boards, bricks, or sticks. Raised garden beds are allowed, as long as they are maintained. Mulch areas surrounding the house and within street view, should only contain decorative plants.	\$25	\$25
Fence Violation. Use of improper/defective fencing materials, improper fence placement, or construction without consent of the HOA Board/Architectural Committee.	\$25	\$100
Fence Maintenance Violation. Fences should be properly maintained per the HOA fence guidelines published at www.logsdonsridge.org . Broken, warped, missing, leaning, worn boards should be replaced immediately. Fence line should be edged and kept free of weeds and debris. This is the fence owner's responsibility, not the adjoining neighbor. Gates surrounding pools should be fully enclosed and have a gate(s) with an operable latch.	\$25	\$25
General Property Maintenance. All exterior surfaces should be clean, and in good repair. This includes roofs, shutters, doors, siding, decks, windows, garage doors. Any broken glass surface should be repaired immediately.	\$25	\$25
Inoperable vehicles parked on the property.	\$25	\$25
Restricted vehicle parked on the property without prior, temporary consent from the HOA Board or outside of the published guidelines included at www.logsdonsridge.org . (This includes trailers, recreational vehicles, vehicle over ¾ ton, golf carts, boats, campers, moving & storage containers.)	\$25	\$25
Dumpster & PODs located on the property for more than 72 hours without prior consent of the HOA Board.	\$25	\$25
Driveway clutter – unused building materials, gardening material, toys, tools, auto parts, appliances, lawn mowers, furniture, etc. should be stored out of street view and preferably in garages.	\$25	\$25
Unlicensed vehicles parked on the street. These vehicles will also be reported to the Butler County Sheriff for ticketing.	\$25	\$25
Signage in yards or entrance No political signs in either yards or the neighborhood entrance.	\$25	\$25
Any non-compliant change, addition or structure constructed on the property (all additions or exterior changes should be approved by the HOA Architectural Committee prior to installation).	\$25	\$100
Any damage made to HOA property , including the entrance structures, landscaping, mailbox, drainage easements, common area	\$100	\$100
Failure to pay annual HOA fees or any special assessment as described in the Logsdon's Ridge HOA Declaration & by-laws. The HOA is allowed to charge an 18% per annum penalty for unpaid fees, liens or legal action.		
The Logsdon's Ridge HOA Board reserves the right to adjust this schedule as needed. Any changes will be relayed to our homeowners through the HOA website or e-mail communication.		

All of the issues listed above were addressed in last year's newsletter. This should not come as a surprise. Many of our homeowners have already corrected issues mentioned. We thank them for being proactive. This step won't affect the majority of our residents. However, it is meant to motivate those who have not made the changes,

Thank you for your anticipated cooperation and we wish everyone a wonderful year!

The Logsdon's Ridge HOA Board