

Summer 2025 HOA Update
The Boulders at Wilderness Ridge

The Boulders at Wilderness Ridge HOA Annual Meeting is scheduled for October 14, 2025 at 6pm again in the Big Horn Room at Wilderness Ridge.

This year our lawns look very nice as mother nature has provided several rains that have helped keep our lawns looking good into mid summer when we usually see more stress especially in our backyards. Yard Smart Lawn Care our new lawn service has done an outstanding job mowing and for the first time collecting all the grass clippings along with edging. The sprinklers are scheduled to run on Wednesday, Friday and Sunday unless the Tuesday mowing day is moved due to weather. If you notice any issues with the sprinkler system performance contact Lee Origer or Gene Hand.

Your HOA Board of Directors have been meeting this summer to discuss several issues of importance to our Association. One significant issue is our current covenant language and the fact edits are needed to match the current environment and address matters that currently are not addressed in the covenants. The Directors are drafting proposed covenant edits we believe will match our needs and be consistent with current practices. Our goal is to have a draft to share with all of our members at least a month prior to the Annual Meeting at which time the edits could be approved by our membership. It is important to have two thirds of our membership represented at the meeting so a vote can be taken on approving the revised covenants. For those unable to attend the October 14th meeting a proxy form will be emailed and must be completed and returned to Tammy Brookhouser. Members will be sent two ballots, one for the election of a Director whose term expires at the end of the year and one to approve the revised covenants. The covenant amendments require a signature of each voting member. If any of you are interested in being on the ballot for the Director's position please let Tammy Brookhouser know so your name can be on the ballot.

Another initiative the Directors are pursuing is drafting a document that describes in layman's language a list of HOA Responsibilities as well as a list of Town Home Owner Responsibilities. Once that work is completed our plan is to have the information posted on our website. It is the time of the year when many of us will be addressing our landscaping issues and we want to remind our members the edging around your plants, bushes and flowers is your responsibility to maintain.

Our second drainage project of the year is scheduled to start soon addressing the poor drainage in the backyards of 2336-2428. Besides placing a main drain line the project includes putting several downspouts underground eliminating existing standing water locations.

All pets must be appropriately restrained and confined to the owner's lot. Pets are not permitted to roam freely within the common areas or other homeowners' lots, except that portion of Outlot B to the rear of pet owner's lot (in other words from the back of your lot to the golf course boundary). Per existing covenants no pets are allowed on golf course property at any time. Homeowners are expected to remove pet waste from their yards at least once a week prior to the weekly mowing schedule (currently Tuesday's weather permitting).

At our Directors meeting on 7/14/2025 Doug Kreifels was elected to become a Director with the departure of Patrick Edwards. Doug will be assuming the Treasurers position for the remainder of Patrick's term. We wish Patrick and his wife the best with their new adventure in Lubbock, Texas working for Texas Tech!

Rokeby Road is a public street and the residential speed limit is **25 MPH!** We have observed many if not most of the traffic exceeding the speed limit so if you have an opportunity to help with compliance with that speed limit it will make our living on Rokeby Rd safer.

Please take the time to visit our website that has been updated recently where you will find more HOA information (meeting minutes, covenants, committee assignments and a HOA roster). To protect the integrity of our neighborhood, it's important that we all understand the rules of our association and follow them.

Website: www.thebouldersatwildernessridge.com

Please contact any of our Director's to bring any issues to our attention during the year!

Boulders HOA Directors

President - Gene Hand (term ends 12/2027)

Vice President – Patti Yaussi (term ends 12/2027)

Treasurer – Doug Kreifels (term ends 12/2026)

Secretary – Tammy Brookhouser (term ends 12/2026)

Member at Large – Lee Origer (term ends 12/2025)