

Camden Ridge HOA Board Member Updates throughout 2025

Board Members / Officers	Jason Brown Graham Hurley Jill Jordan Heather McDonald Derek Ruud Mark Jordan
5/29/2025 via Text	<ul style="list-style-type: none"> ➤ Mark advised he would no longer be able to continue with the Pavilion Cleaning and Pool Maintenance. He obtained multiple bids, and they were shared via email. ➤ The board voted unanimously, and the following vendors began in June 2025: <ul style="list-style-type: none"> ➤ AO Cleaning - \$625/month ➤ Simply Clean - \$2992.33/month
6/14/2025 via Text	<ul style="list-style-type: none"> ➤ Lightning hit the entire security system (gates and cameras), several bollard lights around smaller pool, a junction box and the office equipment. <ul style="list-style-type: none"> ➤ Vector Security and Morgan Rhodes were contacted to evaluate damage & provide quotes. ➤ Insurance company was contacted to initiate assessment and claim.
6/23/2025 via Text	<ul style="list-style-type: none"> ➤ Quote received from Vector Security for approx. \$9300 to replace all cameras and repair gates. ➤ Quote received from Morgan (electrician) for approx. \$2400 to replace 4 bollards, 1 light pole, junction box and outlet in the office. ➤ Laptop, router, battery backup/surge protector to be replaced at approx. \$1600. ➤ Battery/Charger purchased for damaged handicap chairlift on larger pool. ➤ Sand filter valve (top) attached to smaller pool water feature blew off and damaged the opening, resulting in possible replacement of entire sand filter and new sand. This was likely due to pressure build up over time from people blocking the water feature. ➤ Smaller pool continues to leak so American Leak Detection will be scheduled for a dive test. ➤ Chlorinators on both pools need to be replaced. The one attached to smaller pool leaks and the one attached to the larger pool is undersized.
7/15/2025 via Text	<ul style="list-style-type: none"> ➤ Quote received from Simply Clean for approx. \$2700 to replace sand filter on smaller pool. <ul style="list-style-type: none"> ➤ The board voted unanimously to replace.
7/16/2025 via Text	<ul style="list-style-type: none"> ➤ American Leak Detection came out on 7/2 and found a few leaks around skimmers and rock features of smaller pool. They were able to repair the skimmer leaks with epoxy. ➤ The battery/charger for the handicap chairlift on the larger pool did not resolve the problem. Simply Clean contacted the manufacturer and it was determined that the actuator was damaged. This is likely due to people manually moving/playing on the chair. We were still under a partial warranty so we ordered a replacement but decided to not install until the security system was restored. *Install pending but will be completed prior to swim season.
7/24/2025 via Text	<ul style="list-style-type: none"> ➤ Insurance Check issued and Vector Security scheduled to complete repairs. <ul style="list-style-type: none"> ➤ Repairs completed 7/30 and 7/31. ➤ Simply Clean completed sand filter replacement on 7/21 for the smaller pool. ➤ New hand dryers, toilet paper holder/dispensers and sanitary waste baskets to be installed once gates are restored. <ul style="list-style-type: none"> ➤ Hand dryers installed on 9/14. ➤ Toilet paper holder/dispensers and sanitary waste baskets installed on 10/11.