



The Ridgeline Reporter

A Quarterly Publication of the Ridgeline Homeowners Association

January - March 2014 Issue

The New Year is just two weeks away as I sit writing the articles for this edition of the “Ridgeline Reporter”. It seems like only yesterday that I was writing articles for the January—March 2013 “Ridgeline Reporter”. Last week we had about 8 inches of snow and the overnight temperatures got down to 12 degrees and warmed up to the mid 40’s during the day.

In 2013 we started a new Website for our Ridgeline Community, I hope that most of you are using it. The Website is filled with information that is useful to Homeowners and Renters alike. You can read or download past issues of the Ridgeline Reporter, read or download Minutes of the Ridgeline Homeowners Association monthly meetings. Current policies and rules are also downloadable or can be read online. Most of the forms that you may need for changing home colors, etc. are also available online. Our C.C&R’s will be available online in the near future.

NEW EMPHASIS ON “NEIGHBORHOOD WATCH” PROGRAM

There have been several requests that we put more emphasis on our “Neighborhood Watch” program at Ridgeline Homes. We started the program here over a year ago, but some of the people that were actively involved have either passed away or moved.

We will schedule a brief meeting for anyone interested in being a part of “Neighborhood Watch” in the near future. I have asked our Property Manager if we might be able to have the meeting following the January 2014 Homeowners Meeting at the North Shore Estates Clubhouse. Both Homeowners and Renters are encouraged to participate in “Neighborhood Watch”. Check our Website for any updates.

SNOW REMOVAL

It is important that we follow the rules about parking our vehicles during the snow season. It is difficult enough for our Grounds People to plow the snow and find a place to put it without us having our vehicles getting in their way. Park only in designated parking spaces, facing in the direction of traffic.

Use your carport or garage as much as possible. If you need to get out by a certain time to go to work or have an appointment let our Property Manager know and he will see if the Grounds People can make your home a priority when plowing.

RIDGELINE HOMEOWNERS ASSOCIATION TAKES LEGAL ACTION

It was necessary for our Property Manager with the approval of the Board of Directors to file a “Small Claims” lawsuit against two homeowners of our Ridgeline Community. Many letters and telephone calls were made in an attempt to avoid having to go to “Small Claims Court”.

It is important that we make necessary repairs to our homes in a timely manner and keep current with our Homeowners Associations dues so that we can all enjoy living here and protect our property values. We are hoping that these issues will be taken care of before the Court date in January 2014.

NOTE: The Maximum Speed Limit Throughout Ridgeline Homes is 15 MPH.

TRASH DUMPSTERS

The Board of Directors has decided to replace all of the trash dumpsters in Ridgeline Homes with Bear Proof Dumpsters. Those that live here full time experienced the mess these Bears can make looking for an easy place to get food.

Thanks to those of you that took time to clean up the messes these Bears made. These Dumpsters may be a little harder to open than the other Dumpsters were; pushing back and up at the same time seems to work fairly well.

Please be sure that your trash fits in the Dumpsters and that the lids close completely. There are ash containers located next to the Dumpsters for your convenience.

PETS

For your convenience there are pet areas throughout the Ridgeline Homes Community. "POOP BAGS" are provided in these pet areas. PLEASE pick up after your pet.

Our rules allow for only two pets per home in our Ridgeline Community.

Dogs **must** be on a leash whenever you walk them in our community.

RIDGELINE HOMEOWNERS FEES TO REMAIN THE SAME.

Ridgeline Homeowners will be happy to hear that we will be able to operate and stay within our budget without increasing our quarterly Homeowners Fees.

WATER PIPES FREEZING

A few homeowners have experienced water pipes freezing and some broken pipes when the outside temperatures drop. Leave your thermostat set to about 50+ degrees in the house and/or leave the hot water dripping from a couple of faucets to help prevent your pipes from freezing up.

You may want to turn off your water and drain the pipes if you are going to be gone for more than a week or two.

RIDGELINE HOMEOWNERS ASSOCIATION MEETINGS

The January meeting is January 11th, the February Meeting is February 8th, and the March meeting is March 8th. Mark your calendars. We meet at the North Shore Estates Clubhouse. This is a GREAT way to meet your neighbors and Board Members.

HOW TO CONTACT YOUR BOARD OF DIRECTORS

Larry Capsel (President) (559) 642-3056 (Home)

Glenn Davis (Vice-President and Architectural Committee Chairperson) (661) 871-0211 (Home)

Ken Doran (Grounds Committee Co-Chairperson) (559) 642-2475 (Home)

Frank Gaspar (Grounds Committee Chairperson) (209) 704-9225 (Cell)

Sue Ridenour (Treasurer and Special Projects) (559) 683-4728 (Home)

PROPERTY MANAGER - Joe Topper (559) 683-2850 (24 Hour Phone)

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