



2022 Saline Ridge Newsletter

(Website: <http://salineridge.com/> Also, please join the Saline Ridge community on <https://nextdoor.com/>)

2022 SRHA Board of Directors

Ben Cutler – Director
Kris Harper – Director
Todd Irgang – Director
Scott Caudill - Treasurer

The Annual Membership Meeting took place on June 1, 2022 at the pavilion. Please take a moment to review the 2022 Annual Membership Meeting handout in the DOCUMENTS section on the SALINE RIDGE website (<http://salineridge.com/>). The handouts include the 2021 year in review, performance to 2021 budget, 2022 objectives and 2022 approved budget.

Thank you, Ben Cutler, for joining the board. We are still in need for one more volunteer to fill a Director's position on the board. The time commitment is minimal. For more information or to join, please contact a current board member.

The 2022 BOD looks forward to another great year serving our community!

If you would like to contact a board member, please send an email to boardofdirectors@salineridge.com.

2022 ASSOCIATION DUES REBATE

Thank you to everyone that paid their annual dues (\$300) by the June 1 due date. The Board Treasurer puts a lot of time into managing the Association's finances every year and appreciates those that provide prompt payment.

Something to think about for the future. Payments made by Venmo can be received instantaneously and the rebate can be sent via Venmo usually within one to two weeks.

The BoD has reviewed the overall budget and determined that the rebate this year is \$100, with the remainder to be put aside for future work. The rebate checks were generated by Huntington bank. "Payment Enclosed" is on the front. If payment was made via Venmo, the rebate was issued via Venmo.

THANK YOU

Thank you to the residents that have repaired their driveways. This is in response to concerns that were raised due to the potential impact to property values in the subdivision. The Board would like to remind Saline Ridge residents that it is each of our responsibilities as homeowners to maintain the grounds AND driveway/walkways.



HALLOWEEN PARTY

It has consistently been a very enjoyable time for our community and it wouldn't be possible without people volunteering their time to make it happen. If you would like to volunteer to coordinate this event, please send an email to the BoD at boardofdirectors@salineridge.com. Expenses will be reimbursed.

The event usually takes place on October 31st from 5:30-6:00 P.M. under the Ridge Hill Park pavilion. Pizza and juice/water is provided. NOTE: This is not just for kids. All Saline Ridge residents are invited. Come eat some pizza and meet your neighbors!

RIDGE HILL PARK REMINDERS

To preserve the beauty of the park and to prevent damage to the property, motor vehicles are not permitted beyond the park sign. The walkway is for pedestrian and bike traffic only. Please park your vehicles along the street and walk to the pavilion area when using the park.

Park hours are 9AM-9PM in order to minimize disturbance to adjacent homes. Please be considerate when using the park and observe the posted hours.

For the convenience of Saline Ridge residents, the pavilion may be reserved for special events hosted by a current resident. The reservation must be made through any Board Member at least two weeks in advance and is subject to availability. Park reservations apply to the pavilion, benches, and grills only. The remainder of the park will be available to other residents during your event. Please note that it is the responsibility of the residents that reserve the pavilion to pick up and dispose of any trash after the event.

ASSOCIATION REMINDERS

ARCHITECTURAL CONTROL: With the summer season upon us, many homeowners will want to begin projects to enhance their property. Please remember to follow the appropriate approval process for any improvements or alterations made to your property (sheds/landscaping/fences, etc) by contacting the Board BEFORE starting the project(s). The review process and necessary pre-approval form can be found in the DOCUMENT section of our website (<http://salineridge.com/>). If you have any questions at all regarding this please reference Article IX in your Master Deed or contact any member of the Board of Directors. Your early cooperation could save a lot of time and money later if changes are necessary to comply with the By-Laws. Thank you!

LANDSCAPING: Each homeowner has the responsibility to enhance and maintain the grounds of his/her unit including the mowing of grass, removal of weeds, and proper trimming of bushes and trees. In regards to mowing, it is requested that grass be removed from the street. **Besides looking bad, loose grass is a hazard to runners, bicyclists and motorcycles.** Please note that each homeowner is responsible for the regular and proper maintenance of their property to the edge of the road including the ditch. Furthermore, it is the responsibility of each homeowner to ensure that weeds are kept to a minimum and that any fence lines (both sides) are maintained. **The Board has received complaints in the past** about residents not maintaining weeds in the grass, not pulling weeds from flowerbeds, and not trimming the grass under their fences. If you think your house might be one of the homes in question, please give your yard a bit more attention so that further action from the Board is not required.



PETS: Pets are a wonderful joy to their owners but not everyone has the same tastes or views on animals that they share the neighborhood with. To ensure that your pet(s) do not become an irritant to your neighbor, please observe the simple courtesies. Pets should not run loose on any property other than the owner's and they should have such care and restraint so as not to be offensive on account of noise, odor or unsanitary conditions. Each homeowner shall be responsible for collection of all fecal matter produced by their pet(s).



VEHICLES: Campers, trailers, boats, ATV's, commercial vehicles, or anything other than personal vehicles are not permitted to be parked in the neighborhood for more than 24 hours. This is noted in the Association By-Laws, and is not a rule at the discretion of the Board (although the Board has been pretty lenient in the past about the 24 hour rule...). However, this continues to be the #1 issue raised to the Board, with **complaints about RVs and trailers stored in the driveway, on the street, or even in the yard.** The Board has moved to quickly issue fines in response to such complaints, due to their repeated nature. Please respect your neighbors and the By-Laws in place since the neighborhood was built and store such items in your garage or otherwise out of sight, or somewhere offsite.

SUBDIVISION SPEED

Speeding is a neighborhood concern. We have tried to get added enforcement from the Sheriff's office, but have gotten no response to date (if any residents have added influence, we're happy to have the help).

The Washtenaw County Road Commission was contacted regarding speed bumps. Since the subdivision roads are public roads, temporary speed bumps are not allowed. A request for speed bumps must be submitted to the County.

The process is lengthy. It can be found at <https://www.wcroads.org/residents/traffic-and-road-safety/neighborhood-traffic-management-program/>

- Minimum 7 residents are required to sign the request to perform a study.
- If the study shows that speed bumps are a good idea, signatures from 75% of our residents will be required to proceed with permanent speed bumps which will be placed by the county
- It could impact the ability for WCRC to perform snow removal on our streets which, while not always so timely, is paid for by the county.
- Funding would most likely be the sub's responsibility. The rough estimate would be prepayment of possibly \$5,000 - \$7,000 depending on the number of speed bumps needed.

At this point, the Board has not opted to pursue speed bumps. If you have other ideas for less expensive or more effective options, or wish to drive more discussions with the county, please reach out to the Board.

SALINE RIDGE ASSOCIATION DROP BOX LOCATION

The Association drop box is attached to Scott Caudill's mailbox at 9090 Pheasant Ridge Ct. This is provided as a convenient alternative to the P.O. Box for Association business (dues, deposits, receipt drop off, etc).

SOLAR PANEL INSTALLATIONS

Home solar panel installations have become more popular as costs have come down, technology and design options have advanced, and interest in green energy and backup power have increased. The Board has received a couple inquiries lately from residents interested in solar.



Traditional Rack Mount Panels



New Low Profile Frameless Panels (ie. Sunpower)



New Solar Roof / Solar Shingles (ie. Tesla, CertainTeed, Luma)

The current architectural rules in place for our neighborhood are fairly restrictive regarding solar, but permitting rules for York Township are much more open and were established to encourage adoption.

Therefore, the Board is strongly considering changes to our rules to allow for more types of installations. At the Annual Meeting, a draft of the new rule was shared. If you missed the meeting, you can review the Annual Meeting material in the DOCUMENTS section on the SALINE RIDGE website (<http://salineridge.com/>).

The feedback from the residents, present at the meeting, was overwhelmingly positive about allowing more solar, even in ways that would be more visible, while still meeting township permitting requirements for standoff, reflectivity, concealment, and repair/removal of non-functional units.

If you have any comments or suggestions, please share with the Board. We will consider all feedback before finally adopting any rule change.