



2024 Saline Ridge Newsletter

Website: <http://salineridge.com/>

Email: boardofdirectors@salineridge.com

Also, please join the Saline Ridge community on <https://nextdoor.com/>

2024 SRHA Board of Directors

Ben Cutler – Director

Kris Harper – Director

Todd Irgang – Director

Scott Caudill - Treasurer

The Annual Membership Meeting is planned for July 24, 2024, 7:00 p.m. at the pavilion. After the meeting has taken place, the Annual Membership Meeting handouts will be located in the DOCUMENTS section on the SALINE RIDGE website (<http://salineridge.com/>). The handouts will include the 2023 year in review, performance to 2023 budget, 2024 objectives, and 2024 approved budget. Topics of discussion will also include the Architectural Committee's requirements for sheds and fences, as questions regarding these issues have been brought to the board's attention recently.

We are still in need of one more volunteer to fill a Director position on the board. The time commitment is minimal. For more information or to join, please contact a current board member.

The 2024 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.

2024 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.

The BoD has reviewed the overall budget and determined that the rebate this year will remain at \$100, with the remainder to be put aside for future work. The BoD is working to keep expenses down. But as a heads-up, inflation of insurance and landscaping costs may make it difficult to sustain this rebate level in future years. Come to the Annual Meeting to see the Association budget for 2024.

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. 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.

SUBWIDE GARAGE SALE

There has been interest expressed in having a subdivision garage sale. We will pick a date at the annual meeting that we will use in future years (for example, “The first Friday and Saturday in June”). Please show up to the meeting on 7/24 if you would like a say in when that happens!



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. Last Halloween, we canceled the event due to poor weather, but we would like to continue the tradition this year (weather permitting). 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!

If you would like to volunteer to coordinate this event, please send an email to the BoD at boardofdirectors@salineridge.com. The coordinator orders and picks up the pizza, and provides beverages, napkins, and glow necklaces. Expenses will be reimbursed.

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 REVIEW: With the summer season upon us, many homeowners will want to begin projects to enhance their property. **Please remember any change to the exterior appearance of the house or property requires review and approval. This includes any improvements, alterations, or additions (sheds, decks, patios ponds, fences, porches, painting or siding color change, etc.).** Follow the appropriate approval process BEFORE starting the project. The review process and necessary pre-approval form are in the DOCUMENT section of our website (<http://salineridge.com/>). If you have any questions regarding this, 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.

SHEDS: are a very popular addition. All sheds, regardless of size, need to architecturally match the house. For small sheds, this could be as simple as using matching vinyl siding and roof color, like the picture shown. However, pre-fabricated sheds from big-box or landscaping outlets will almost certainly need some exterior modifications if you go that route. Contact the board with questions.

[If you happen to have installed a Shed or made any other modification without approval, the Board can help you get "approval" retroactively or make any modifications if needed.]



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. 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.

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).



FREE FIREWOOD

There is a dead tree in the common area at the corner of N. Pheasant Ridge and Warner Roads. The board will be removing this tree sometime between when this newsletter is written and July 8th. The wood from that tree will be available to any resident(s) who want it. Please contact the board of directors at boardofdirectors@salineridge.com, and we will alert you when it is available.

PARK PATH UPDATE

The board has been setting aside money to improve the park path for many years now. We have now included it in next year's budget for replacement. We have not yet solicited quotes, so we are not sure how it will impact the budget going forward (including next year's dues rebate). If you want to have input into this improvement, please contact the board at the email address above, or attend the annual meeting on July 24th.