



~ Ridge in Review ~

July 2, 2020

Dear Ridge Owners:

This summer season is proving to be unprecedented in many ways. Although most annual events have been canceled due to the current Covid-19 crisis this has not deterred visitors from coming to the valley. As such, we have some reminders that will be essential for all owners, guests and renters to follow. Please see reminders and news below.

Rules

Please make it a point to review and read the rules (and ensure that your guests and tenants do the same). A complete set of rules is attached. The big four violations we have seen so far this summer are:

1. Parking: With so many people in residence at the Ridge we are enforcing the parking rules daily. The biggest issue has been with disallowed vehicles parking in the lot (i.e. campers, boats, float rafts). We do not want to have to tow anyone but we will tow if any of these vehicles are in the lot. There has also been an issue with vehicles being parked and not driven for longer than the allowed seven days. If you need to leave town for any reason and have a vehicle that will not be used please contact the office so we can direct you to long-term parking or another place to store your vehicle.
2. Dogs: Dogs should not just be let out the door in the morning for a self-guided walk! Also, please make it a point to use the doggy bag. To those of you dog owners who do not feel the rules apply to your dog, please take a second to consider how others do not appreciate your dog having free roam of the grounds. If you do not feel you can have a civil conversation with an offender, please contact the office with your concerns and we will assist you.
3. Storage on decks: We have noticed the accumulation of possessions on a few entrances and decks. Before this becomes a major problem please take note of what is and is not allowed.
4. Charcoal BBQs: Due to fire concerns, charcoal BBQs are not allowed on the decks or anywhere else in the common area. If you have a charcoal BBQ you will need to remove it from the deck or common area and refrain from using it at the Ridge.

Nichols Transition

After being our manager for fourteen years, Karl Nichols has sold his portion of the company to his business partner, Carol Pintler. Carol is very familiar with the Ridge and has been Karl's partner since 2008. If you were around when we completed the window project, you may remember her – she completed that entire project on our behalf. Although we will miss Karl, we look forward to working with Carol.

Capital Dues

As you know, in the beginning stages of the virus, we eliminated capital dues through August (the end of our fiscal year). At this point, capital dues will be reinstated on September 1.

Annual Meeting – Save the Date

Our annual owners' meeting is scheduled for September 2 and will be held via Zoom. More details will follow. We would like to encourage any owner who wishes to serve on the Board to please contact the office for more information and details on the process to be a candidate.

Spring Projects

- Front Decks: Front decks have been stained.
- Back Decks: We stain approximately 50% of the back decks each year. This process has been completed for this year.
- Additional Painting: Early this spring, we completed the painting that was supposed to happen last year and have authorized three additional buildings' sides to be completed. In addition, handrails, lampposts, and the garage doors will be touched-up.
- Seal-Coating: We had seal coating scheduled for June; however, due to the rain the process was delayed. We have decided to have the cracks sealed this year and hold off on the seal-coating until next summer.

Larger Projects

We are still looking ahead to the roof project, debating if new railings would be a wise use of funds, and will also possibly start some large asphalt patches next year. We have not made any commitments and the timing/scope of these projects are still to be decided.

Sincerely,

Carla Marshall
President