



~ Ridge in Review ~

June 4, 2021

Dear Ridge Owners:

The summer season is arriving soon and we have several important pieces of information to share with you. Please take a moment and read through the information below so you can stay up-to-date on what is happening.

Parking

In January we implemented the trial phase of a parking system designed to provide parking space for every owner at the Ridge and to deter those who are not residents or guests at the Ridge from parking in our complex. We have received valuable feedback from many of you regarding what is working with the new system and what is not working. As a result, we took your feedback and made some significant changes. The revised system is as follows:

1. Every vehicle parked in the Ridge parking lots must have a Ridge pass.
2. There are now only two zones in the Ridge parking lots – the red zone and everything outside the red zone. In order to park in the red zone a vehicle is required to have a red pass. Each unit from 2626-2643 has one red pass.
3. All other passes – whether blue, orange or yellow – may park anywhere in the parking lots except the red zone.
4. There is no long-term parking. Vehicles must be moved every 7 days during the snow season and every 14 days the rest of the year.
5. Vehicles must either have the hard hang tag that was distributed in January or must have a temporary parking pass which can be purchased from Terra Property Management. The temporary pass is disposable and is ideal for short-term renters who may not return the hard pass upon their departure. Passes are sold for \$.55 each which is the cost of having them printed. Any owner who would like to purchase some of these temporary passes will need to contact The Terra Group.

The lot is patrolled every night by Eagle One Security. We want to retain the friendly, neighborly feel of the Ridge so please leave the policing to the security company.

Spring/Summer Projects

Seal coating - The parking lots are scheduled to be seal coated on June 14 and 15. One half of the lot will be seal coated on June 14 and the other half on June 15. If at all possible, please do not park in the lot from June 14-16. We have secured parking spaces in the lots by the Village pool and tennis courts

during this time. You are welcome to park in that area beginning the evening of June 13 through June 16. Since the work will be spread out over two days, the Ridge lot will be semi-accessible but parking will be limited and, the fewer vehicles in and out, the quicker and smoother the process will be. If you need special accommodations to access your unit by vehicle during those days, please contact Terra. More specific information will be sent to you closer to the scheduled time.

Front entry staining – This year we are embarking on a new style of staining the front entries. The entries will be sanded down and re-stained with a very light coat allowing the natural wood grain to shine through. Because this process is more time consuming and because contractors are overwhelmingly busy, the process will take longer than it has in the past to get through all the decks. The good news is this process should last several years so the inconvenience of staining the entries will not be necessary again for approximately five years. Our goal is to inform you a week in advance of your unit's date for staining. Ideally, the notice time would be much greater but due to the limited availability of contractors this year we are realistically projecting a one-week notice period.

Others - Other projects slated for this summer include some minor painting, continuing to clean up the natural area on the south side of the property, repairing paver walkways, and localized repairs to steps, posts and siding.

Other Reminders

Dogs - Dogs should not just be let out the door in the morning for a self-guided walk! If you have guests or renters staying in your unit, it is your responsibility to ensure they are aware of and follow the rules. 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.

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.

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. If you do not remove the charcoal barbeques, we will assist you and remove it for you. Safety is a priority (not to mention that no flames is a requirement of our insurance carrier).

Larger Projects

We are actively working on the design for the new roofs. Our roofs are not only at the tail end of their life cycle but are also a fire hazard. It is anticipated that within the next several years we will need to begin the replacement cycle which will be no small feat. More information will be forthcoming as it is available.

We hope you all have an enjoyable summer and are able to spend time in the Wood River Valley.

Sincerely,

Carla Marshall

President