



April 25, 2024

Dear Ridge Homeowners,

Now that ski season is over, the HOA is turning to spring and summer activities. Here are a few reminders and some progress we'd like to share:

Deck storage

As is common in the spring, people are making changes to what is stored, (covered and uncovered) on their back decks. Some reminders:

- **Emergency access** to sliding glass doors is **mandatory**; these doors cannot be blocked.
- Upper deck storage of wood is limited to one-half cord. Firewood should be stored in a neat, orderly fashion.
- Dark green or dark brown tarps only may be used to cover items which are allowable on the decks.
- Outdoor tables, chairs, and flower boxes (when properly maintained) and decorative items are permitted.
- Bicycles may be neatly stored on the back decks and/or neatly hung from upper decks.
- Hanging or draping of materials (towels, swimsuits, clothing, etc.) on or over decks or railings resulting in an unsightly or cluttered appearance is prohibited.
- Other than outlined above, decks shall not be used for storage of any kind.
- Portable spas are allowed on lower decks of two- and three-bedroom units provided they do not exceed structural weight limits, per Idaho physical engineering standards.
- Front decks/porches are not to be used for storage of any items, including trash cans. These must be placed in the front porch closet.

For additional information, please see the Ridge Rules and Regulations (06/13/2019). These will be available on the new website (coming in early summer). For now, they are available on the owners' portal section of Sawtooth Mountain Management's website – www.sawtoothmm.com

Front porch step repair and refinishing.

In response to several broken steps in the past six months, all steps were inspected. It was determined they all needed to be replaced for safety and functional purposes. This work in addition to sanding and staining of the front porches is currently underway and is expected to be completed no later than the end of May, pending weather conditions.

Landscape cleanup and window cleaning

Landscape cleanup has begun. Window cleaning will be scheduled in June. If you have any questions about landscape work or landscape staff, please email suziolavarria@gmail.com



Building envelope assessment

As part of the HOA's capital needs planning, a forensic architect has been hired to complete a complex-wide study of siding issues and other needs of buildings. That study should be completed by the end of May.

New logo and website

Our new logo (see top of page) identifying *The Ridge in Sun Valley*, is finished. It's part of the redesign of a new website to fulfill a pledge by the Board to provide more timely communications and to be more transparent with owners. Stay tuned for more on the website by early summer.

As always, we welcome any questions as well as any ideas about content you'd like to see on the site.

Barbeque notice reminder

Finally, remember May 31st is the deadline to remove gas barbecues, in compliance with the new Sun Valley Fire Department code. If you need additional time, please send a written note to Tanja@sawtoothmm.com outlining your plan so that property management is aware of your intent to remedy at the earliest convenience.

Thanks, and happy spring.

Pamela Jones-Anderson, President, and Ridge Board members.