



Adams Ridge Homeowners Association

August 27, 2014

A Letter from the President

Hello neighbors! As the 2014 fiscal year comes to a close and we begin the budgeting process for 2015, I wanted to communicate what your Adams Ridge Board have been busy with this year.

Our Board is actively engaged in many behind the scenes activities as outlined in their duties and responsibilities. We oversee all aspects of managing the community, including Policy & Procedure Documents, Community Engagement & Communication, Landscape and Common Area Management, Clubhouse Management, Pool Management and Community Inspection and Enforcement.

I would like to highlight a few of the accomplishments the Board has been able to achieve for our community this year...

- Updated playground equipment and removal of old/damaged equipment
- New slide at the pool
- Tree maintenance along the boulevard
- 23 Community Events
- Updated website and Facebook Page
- Beautification of Landscape and Grounds
- Clubhouse Facelift in the Main Room
- Replaced toilets and installed a water fountain to the bottom floor of the clubhouse
- New volleyball net and Tennis court wind protectors

We are looking forward to some exciting new changes on the horizon for the Adams Ridge Community. We will welcome a new property manager, Cranberry Community Management, effective November 1, 2014. Please find their introductory letter enclosed in this packet. We are confident that a change in our property manager will benefit our community.

While we have had many wonderful things occur in the neighborhood, we have also seen a few unexpected challenges...

- Strings of vandalism that have cost the community as a whole
- Water runoff from the Point caused severe damage to some of our residents resulting in a \$250,000 project to correct and redirect water flow
- Water in the basement of the clubhouse requiring a new drainage system
- New pool pump
- Clubhouse pond renovations to remove overgrowth, increase the depth of the pond and replace the fountain
- Maintenance to other detention and retention ponds
- Structural issues with the main room in the Clubhouse requiring repairs



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These projects, along with the costs of vandalism, resulted in the board's previous decision to increase the monthly HOA fee by \$5 for the 2014 year. These additional funds will provide a five year recovery of these costs and bring the reserve fund back to its required level.

The Board remains committed to fostering a community that attracts new residents and maintains the values of our homes. Please take advantage of what our community has to offer. We encourage you to attend the yearly homeowners meeting so that you can have a voice in your community, not only by bringing issues and ideas, but by casting your vote during elections of the board. If you have a desire to serve, we ask that you step forward. A community is strong when its residents are engaged.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dom Tommarello', written in a cursive style.

Dom Tommarello – President

Please visit our website www.adamsridge.net for a copy of this letter and any documents that are available to residents. And, like us on Facebook: www.facebook.com/AdamsRidgeHOA

A Final Note – On-Street Parking – Ordinance Enclosed

The Adams Township Police has decided to no longer issue parking permits in Adams Ridge and have errantly made Adams Ridge HOA responsible for issuing parking permits for streets that are owned by the township. Public vehicles must have clear access on all streets otherwise vehicles can be towed and homeowners fined regardless of a parking permit issued by the ARHOA. Emergency and Fire Control vehicles face a much more dangerous situation if detained for even a short period of time. The ARHOA cannot assume this responsibility from a legal perspective and has no interest in administering, policing and arbitrating such a program given the Adams Township Ordinance in place. Any questions to the ordinance should be addressed to the Adams Townships Supervisors. You can find this ordinance enclosed, on our website at <http://www.adamsridge.net/on-street-parking.html> and on Adams Township website www.adamstownship.org. Thank you for your understanding in this matter.