



Adams Ridge Homeowners Association

July 17, 2020

A Letter from the Board

We hope that you and your family are safe and healthy at this time. 2020 sure has been a unique year. Once again, we are pleased to inform you that homeowners will not see an increase in monthly HOA fees and no increase is proposed for the foreseeable future. From a financial standpoint, we anticipate being on budget for this year.

We have had many accomplishments this past year including:

- Remaining village signs in the community were painted.
- Interior of the clubhouse was painted.
- New concrete at the front entrance of the clubhouse
- Sidewalks were repaired throughout the community.
- Clubhouse, pavilion and bathroom roofs were replaced due to hail damage from May 2019. All costs of these were covered by insurance.
- Adams Ridge Blvd Tree-line project – on the southbound side, several trees were removed or relocated, three trees were replaced to fill in gaps. The northbound side is looking great and growing in quickly. The tree line on both sides are assessed each year by a certified arborist.
- Several areas around the pool entrance and lifeguard area had water pooling. A new drainage system was installed to fix the issue.
- Baby pool was painted.
- The playground was redesigned, old equipment was removed, new equipment was installed and water drainage issues were mitigated.
- Replacement of fence around tennis court due to wind damage and collapse this spring.
- An assessment of the tennis court determined that there is a continuous water source running under the court. A drainage system is currently being installed.
- Drainage pipe leading to the main pond near the clubhouse was cleared of debris.
- Complete audit of 2018 finances was completed.
- Maintenance of swales in and around the community to allow for proper drainage. Phase I included the cleaning and inspection of swales in White Water, Clubside, Cliffside and Snowcap.
- The pool opened for residents to enjoy amid the COVID-19 pandemic. We appreciated the community's patience as we worked to get this up and running.



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On the docket for the remainder of the year 2020:

- Replacement of patio, side entrance and ramp at the clubhouse. Several designs are being considered at this time for that area and work should begin this year.
- Ongoing swale and pond maintenance. This will likely be a multi-year project.

Our recreation committee has had to make adjustments to some of our regular activities with the COVID-19 outbreak but they are still planning activities for the remainder of the year. Movies in the park and a summer block party at the pool are being planned. The fall garage sale and dumpster day are already scheduled. Food trucks continue throughout July and are scheduled to return on Wednesdays in September. Keep abreast of any changes to our events, due to the uncertainty of Covid-19 mandates, by visiting our website at

<http://www.adamsridge.net/events.html>

Other changes that may not be as noticeable include the maintenance and upkeep of the community from maintaining the common areas, ponds, removal and replacement of dead trees and shrubs in the common areas as well as many more projects and issues that are addressed on a monthly basis and general maintenance and repairs of our popular clubhouse.

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. Documents outlining this information can be found on our website.

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.

HOA Board

Amy Reinhart – President

Dick Cotton – Vice President

Paul Anzaldi – Treasurer

Tracey Hannon - Secretary

Stacey Palmer – Director