



Adams Ridge Homeowners Association

July 2019

A Letter from the Board

We are pleased to inform you that homeowners will not see an increase in our monthly fees in the 2020 year. There was no monthly fee increase for 2019 and no increase 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:

- Redesign of the playground area and installation of new equipment
- New drainage system under the playground and around the perimeter
- Reinstallation of the community entrance sign
- Resurfacing of children's pool
- New windows in the clubhouse
- Painting inside the clubhouse
- New concrete front step entrance at the clubhouse
- Tree replacement on the southbound side of Adams Ridge Boulevard
- Two Community Dumpsters Days (May & September)
- Painting to the entrance signs to each of the Villages throughout Adams Ridge

The major project for this year was the reconstruction of the playground area: removal of old equipment, installation of new equipment, and a new drainage system under and around the perimeter of the playground. Two major reasons for this project were drainage issues on the playground surface and several of the playground pieces had reached the end of useable life. Normally a project of this size would require using funds from our reserve account or taking a short term loan. However, due to frugal management in 2018 and 2019, we had sufficient funds in our operational account to cover this major expense.

After two years of effort in determining and securing ownership of our community entrance sign along RT 228 and Adams Ridge Boulevard, a new sign has been installed. In addition, all of the entrance signs to each village throughout Adams Ridge were repainted this year.

This spring was unlike any in recent memory in regards to the weather and the impact on the landscaping in the community. We saw historic amounts of rain that impacted the ability of our landscape company to keep up with regular maintenance. Angela and staff at Cranberry Management have worked tirelessly to overcome the issues resulting from this. We appreciate their efforts to get this resolved. Our community is looking great!

Our recreation committee continues to provide an array of happenings throughout the year. Please see the insert in this mailer for dates for remaining activities. Back by popular demand was Food Truck Wednesdays in June, which will return in September. An additional dumpster day has also been added to September giving us 2 garage sales and dumpster days this year. They have done an outstanding job of planning and executing these



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events for everyone to enjoy. When attending these events, please thank them for their efforts. If you have any ideas for new events or wish to volunteer, feel free to contact them via our Facebook page (www.facebook.com/AdamsRidgeHOA) or email at adamsridgemars@gmail.com.

The ongoing Adams Ridge Boulevard Tree Project moved into its next phase as many of the southbound trees were removed to allow some of the smaller trees room to spread, and the removal of sick/dying trees or trees that posed a safety issue based on their location in the beds. This fall our arborist will be assessing areas that need replanted, as well as the removal of any northbound trees that are now impinging the growth and health of the new trees that were planted over the past several years.

Other changes that may not be as noticeable include the maintenance and upkeep of the community, from maintaining the common areas and ponds, removal and replacement of dead trees and shrubs in the common areas, and general maintenance and repairs of our clubhouse as well as many more projects and issues that are addressed on a monthly basis. Also this year the children's pool had a much needed facelift.

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 (www.adamsridge.net).

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,

Adams Ridge HOA Board

Dom Tommarello – President

Dick Cotten – Vice President

Amy Reinhart – 2nd Vice President

Paul Anzaldi – Treasurer

Tracey Hannon - Secretary