



PO Box 2225 * Cranberry Twp. PA 16066 * 724-799-5152

August 2024

A Letter from the Board –

As we look back over the past year, we are pleased to report that our community is thriving and on budget for this year. We remain committed to keeping dues as low as possible.

While we will not be increasing monthly dues in 2025, we will be implementing a one-time special assessment of \$60 per household that will be earmarked for pool renovations. We know that we will have to make major improvements to the pool in the next 3-10 years. This special assessment will allow us to begin our improvements in 2025. The projects for 2025 will include new filters, updating plumbing and fixes to the surface of the bottom of the main pool. Any remaining funds will be placed in a pool capital reserve account and allow us to plan for future repairs and renovations. We are asking that the special assessment be paid by 5/31/2025. Information about the special assessment payment can be found online <http://www.adamsridge.net/arhoa-dues.html>.

We have had many accomplishments this year including:

- Clubhouse Downstairs Refresh – read more below
- New Pool Chaise Loungers
- New Pool tables and umbrellas
- Light post cleaning and bulb replacement throughout the community – this is an ongoing effort and will continue through the spring 2025 if needed. All bulbs are being converted for longer life and light mechanics are being inspected and fixed when needed.
- In 2024 we welcomed a new landscaping company, Sarver Landscaping
- Playground mulch was replaced
- Various split rail fence replacements were completed
- Retention Pond cleaning
- Tree Trimming throughout the community
- Performed an annual safety check of the playground area and equipment
- New Basketball Nets
- Access gate at the end of Kaufman Run
- Annual Spring Garage Sale
- Annual Spring Clean-up Day AKA Dumpster Day
- Music in the Ridge

Still to come in 2024:

- Parking Lot Sealing and Striping (September)
- Playground Pavilion Refresh (September)
- Basketball court and tennis court crack filling (End of August / Early September)
- Tree Trimming
- Tree replacements
- Annual Fall Garage Sale
- Annual Fall Clean Up Day – AKA Dumpster Day

"A Proactive Community Management Company Serving Your HOA & Condo Association"

The following projects remain ongoing:

- Pool annual maintenance and upkeep
- Swale improvements and development of a multiyear maintenance plan
- Removing and replacing trees throughout Adams Ridge
- Sidewalk repairs

The HOA Board is considering the following capital projects in 2025:

- Reset the retaining wall near the baby pool

Upcoming Events: Details for these events and future events are posted on our website and Facebook page.

- The pool will remain open past the Labor Day Holiday. The pool will be open Friday, Saturday and Sunday two additional weeks. Please check the details on the website.
- Dog Swim on September 15th. Small Dogs 6 – 7pm. Large Dogs 7-8pm
- Final Music in the Ridge event for 2024 is set for September 12th 7pm-9pm
- Fall Garage Sale is scheduled for September 28th from 8am – 1pm
- Fall clean-up / dumpster day will be held on October 5th from 8am – 11am
- Santa will visit the Clubhouse on December 7th for families followed by a holiday event for adults.

Clubhouse Downstairs Refresh – the downstairs rental space in the clubhouse has been refreshed. This space will continue to be available for rent but will also be utilized for community gatherings such as book club, card club, poker night, and more. We will be updating the Adams Ridge website by October 1, 2024 with details about these community gatherings and how to get involved. We are excited to create a space that is beautiful and community focused. We look forward to seeing you there.

Pool Passes for 2025 – Beginning with the 2025 season, all pool passes must be renewed PRIOR to the pool opening on Memorial Day. Renewal will begin in March 2025. All guests 13 and older will be required to show/scan a valid pool pass to gain entrance to the pool. If you still need to pick up your pool pass, please come to the pool during regular pools hours. Information on ordering a new pass will be available on the Adams Ridge website in March 2025. In addition, an email will also be sent to all residents who have a current pool pass when renewal is available.

Home Maintenance - A friendly reminder to trim trees and maintain sidewalks near your home. Adams Ridge is an active walking community, and some homeowner trees need a little love. Our walkers and community thank you.

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.

Best wishes for all the members of our community in the upcoming year,

Adams Ridge Homeowners Association Board

President, Amy Reinhart
V. President, Vicki Esswein
Treasurer, Stacey Palmer
Secretary, Terri Alessio
Director, Jonathan Palm