CUSTOM COMMUNITY MANAGEMENT
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August 2026

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. Along with our aging amenities requiring upkeep, the HOA has seen an increase in doing day-to-day business which forces us to look at the dues revenue for the upcoming year. As a result, our annual dues will be increased by $10 per month for 2027. Effective January 2027 monthly dues will be $70 per month or $840 annually. We remain committed to keeping dues as low as possible. In 2024, the dues were increased from $50 to $60 and it was the the first increase since 2017.

We have had many accomplishments this year, including:

- Installed crosswalk signs throughout the community.
- Provided seasonal newsletters for the community.
- Installed new landscape lighting around the Clubhouse.
- Replaced flooring in the Clubhouse large gathering room and foyer.
- Added FiberPro cable monitors to the Clubhouse and pool area for better WiFi.
- Replaced railings at the handicapped-accessible entrance to the Clubhouse.
- Painted the Clubhouse walls, trim, and baseboards.
- Replaced cart tables for the Clubhouse.
- Replaced soap dispensers and garbage cans throughout the Clubhouse.
- Completed the annual playground inspection.
- Installed new playground mulch.
- Replaced the pool heater.
- Replaced the retaining wall at the pool in the kiddie area.
- Installed sod around the kiddie pool area.
- Completed tile repairs in the kiddie pool area.
- Replaced pool lights in the big pool.
- Sanded and painted the deep end of the main pool.
- Added new umbrellas and chairs to the pool deck.
- Completed seasonal pond maintenance.
- Completed perennial bed installation.
- Trimmed trees along the walking trails to improve visibility and adequate clearance for drivers.
- Removed fallen trees and branches from the creek/bridge area near the Clubhouse.
- Continued community events, including Music in the Ridge.
- Annual Spring Garage Sale.
- Annual Spring Clean-Up Day, also known as Dumpster Day.
- Inaugural Community Clean Up Day.

Still to Come in 2026:

- Annual Fall Garage Sale.
- Annual Fall Clean-Up Day, also known as Dumpster Day.
- Tree Replacements.
- Additional maintenance and improvement projects as needed.

The following projects remain ongoing:

- Continued pool maintenance and upkeep.
- Continued landscape and tree maintenance throughout the community.
- Ongoing sidewalk and infrastructure repairs.
- Continued maintenance of ponds, common areas, and community amenities.

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

- Dog Swim at the end of the season. Date and Time TBD. Please check the website.
- Movies in the Park event will be held on the open field on Saturday, August 29th. Minions and Monsters will start at 8pm.
- Final Music in the Ridge event for 2026 is set for September 10th 7pm-9pm.
- Fall Garage Sale is scheduled for September 26th from 8am – 1pm.
- Fall clean-up / dumpster day will be held on October 3rd from 8am – 11am.
- Community Clean Up Day will also be helpd on October 3rd from 8am – 11am.
- Santa will visit the Clubhouse in Deceber. Date and Time TBD.

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, Mark Lawless
Secretary, Candice Anderson
Director, Jonathan Palm