



# The Ridge

COMMUNITY ASSOCIATION



June 2011 Newsletter

## Association Highlights:

**Update:** The Board of Directors has been very busy as usual this year. Approvals have authorized renewal of the Landscape Maintenance Contract, as well as the Management Contract, and the Legal Retainer for another year. The Association's General Liability Insurance policy was also renewed. The Reserve Study was updated and approved, along with the *Assessment/Reserve Funding Disclosure Summary* necessary for the annual budget mailer, provided by Advanced Reserve Solutions, Inc.

The Budget was approved for 2011-2012, with assessments remaining @ \$43.00 per month per unit. An accountant was selected for the annual financial review and tax preparation; Beck and Company, CPAs. The Board was advised that IRS tax payments must be made via EFTPS, and checks will no longer be accepted. The Annual Meeting and Elections were conducted in February, and the Adjourned Annual in March, with no quorum again for this year! The spring Garage Sale was approved for May, and the Fuel Modification area was approved for its annual weed abatement by Canyon Springs Landscape.

**Rosita Park:** Homeowners are beginning to express concerns over the length of time that Rosita Park has been fenced in by the developer Ryland. Originally it was due to installation of an access road for easement purposes for the Riverside County Flood Control. There have been issues as to its dedication, now between the City of Wildomar and the Riverside County Flood Control Department. The Association has forwarded a letter to Ryland with a request to release the park, as their construction efforts are believed to be complete as far as the Association is concerned, and we are now currently awaiting their response.



**Is Your Landscape Ready for Summer?** This is the time to evaluate your irrigation needs and perhaps change to high-efficiency sprinklers. Be sure to check your water pressure!

High water pressure wastes water, creates misting and will damage sprinklers and equipment. Improve your curb appeal, add colorful focal points, keep up good maintenance habits with well maintained grass and planter areas. July is a good time to fertilize the lawn, slopes and planters. Save tree trimming for the fall and cooler weather. Don't water after 7:00 a.m. in the mornings!

## Important Meeting Dates:



### General Session Meetings

are held every other month. The next meeting is scheduled for July 18, 2011 at 6:45 p.m. at the Temecula office of Avalon Management, 29379 Rancho California Road,

Suite 206. Meetings are normally held at the Mission Trail Library in Wildomar, however subject to room availability.

*Homeowners are invited and encouraged to participate during Open Forum. Each Home is allowed up to 5 minutes to provide input to the Board of Directors.*

### Board of Directors

President: Joe McCabe  
 Vice-President: Darrell Ayers  
 Treasurer: Howard Ramshorn  
 Secretary: Susan Mercado  
 Director: vacancy

## Important Shorts:

**Board Vacancy:** There is a vacancy on the Board of Directors. If you are a member in good standing, then perhaps it is your turn to serve! The importance of a full Board of Directors cannot be stressed enough. Do you want to know what is going on in your community? Would you like to be a part of making decisions that affect your community? If so, please contact Avalon Management for a *Volunteer Application*, to be submitted for consideration by the current Board. Board meetings are conducted monthly, third Monday evenings (except December). Terms are for two years.



**Thank You to Michael Tierney!** Your fellow homeowner served graciously for several years on the Board of Directors, however personal obligations have now taken up his time. Thank you Michael, you were a terrific asset to the Board and will be missed!

**Meeting Location:** Due to the unavailability of the Mission Trail Library for certain dates, it has become necessary for some General Session meetings to be conducted at the Temecula office of Avalon Management. The agenda must be posted to the membership minimum four days prior to any General Session meeting, and will be posted at the entry to Senna Park.



## Helpful Contact Information:

### Avalon Management:

Managing Agent: Sheryl Whitaker  
Phone: (951) 699-2918 ext. 102  
Fax: (951) 699-0522  
Email: sheryl@avalonweb.com  
Web site: www.avalonweb.com  
29379 Rancho California Road, Suite 206  
Temecula, CA 92591

For Architectural Issues:  
Dena Zorotovich—Email: dena@avalonweb.com  
(951) 699-2918 ext. 101

For Member Accounting Issues:  
Member Services—Email: ar@avalonweb.com  
Phone: (951) 244-0048 ext. 109

### To Report an Inoperable Vehicle:

Phone: (951) 506-2000

### Animal Control:

Phone: (951) 674-0618  
(Barking or unleashed dogs)

### Lake Elsinore Police Dispatch:

Emergency: 911  
Business Phone: (951) 245-3300  
Non-Emergency: (800) 950-2444 #5  
From a Cell Phone: (951) 776-1099 #5

### Fire Department:

Emergency: 911  
Station #61 in Wildomar-Phone: (951) 678-1661

### Protection Rescue Security Services

Robert Edwards (951) 764-9187

### Wildomar City Hall

23873 Clinton Keith Road, Suite 201  
(951) 677-7751

[www.cityofwildomar.org](http://www.cityofwildomar.org)

### The Ridge Website

[www.ridgecommunity.com](http://www.ridgecommunity.com)



## MEETING DATES 2011

**July 18**  
**September 19**  
**November 21**

*Meetings start @ 6:45 p.m.  
Meetings subject to cancellation.  
Subject to quorum of the Board of Directors in attendance.*

## Architectural Guidelines & Requirements:

**Please do not begin any projects** to your home without formal approval by the Design Review Committee, as required by your Association's governing documents. This **includes all projects:** exterior paint, screen doors, window replacements, front yard landscaping, (tree removals), concrete work, fencing, room additions, pools, patio covers, etc. Once an application is submitted, it is forwarded to the Design Review Committee which has forty-five days to review. You will receive notification by mail of either approval or disapproval. If approved, conditions may apply. Applications are available on the Ridge website.

## Community Notes::

### **Dog Barking/Animal Control:**

Several reports and complaints have been filed with Management for continuous dog barking issues. You may not realize what your animals are up to when you are away.



Try not to let your pets become a neighborhood nuisance! For animal issues, contact Animal Control @ (951) 674-0618.



### **Wood Fence Maintenance:**

The warmer months are the best time to check your wood fencing for needed repairs and a good cleaning. Power washing will remove fading and gray streaks and help to restore the natural wood to its original state. After cleaning, you will need to apply a wood fence stain. The only approved wood fence stain is Behr Paint, wood-toned-water-proofing wood finish, #401 Cedar Tone available at Home Depot. Due to age and weather conditions, many fences in the neighborhood are looking ready for maintenance this year.

**Plata Park Picnic Tables:** The picnic tables have been placed as a courtesy and for use by all residents within the Ridge community. However, upon inspection it was noted that the tie-downs had been unbolted from the ground in order to move the tables around. The tie downs are there for safekeeping reasons, and the tables are not to be moved! Each time this is done it costs money to have maintenance come back out to replace them, and it is considered vandalism.

**Original Color Schemes:** The original paint color schemes are available at Avalon Management, and will soon be added to the Ridge website.