Arbor Ridge Homeowners’ Association

Summer/Fall Newsletter

August, 2017

**Welcome New Homeowners**

There are many new homeowners in Arbor Ridge, we welcome you all!

If all residents will please email name, address, phone number and email address to president@arborridge-crestwood.com , we can update our master contact list. Our goal in 2018 is to use the email list to communicate neighborhood business and request opinions/votes on budget/capital expenditures, etc.

**2017 ARHOA Board elected**

The Arbor Ridge HOA Board of Directors for 2017 was set at the last general membership meeting. Board members are as follows:

Terry Weathers, President

Sam Gardner, Secretary

Steven Kroenthal, Treasurer

Seth Morris, Webmaster

John Dziedzic, VP, Maintenance

Devon Shelton, Welcome Committee

Wood McGraw, Welcome Committee

***Need to contact the Board?***

***E-mail: HOA@arborridge-crestwood.com***

**Board renews management contract**

Arbor Ridge will continue to be managed by Kentucky Realty Corporation in 2017. However, we have a new site manager, Roxanne Schuchardt. If you have any neighborhood questions or concerns, you should contact Roxanne at (502) 473-0003or rs@kyrealtyonline.net.

**Important note**: Please be careful not to discard any mailings from Kentucky Realty Corporation or Arbor Ridge HOA.

**Lawn maintenance in Arbor Ridge**

Please take the necessary steps to treat your yard/flower beds for weeds and maintain your lawn. This is not only a good idea, but also a requirement addressed in our restrictions:

“All lots shall be properly cut, weeded, and maintained. ARHOA reserves the right to approve or disapprove the general appearance or condition of any lot. If an owner fails to maintain a lot, ARHOA reserves the right to mow or perform other necessary services on same and charge the owner a reasonable fee for the work…” (p. 5).

**![C:\Users\Owner\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\FBPMY89X\neighbor-mowing[1].jpg]()**

**Emerald ash borer treatment continues in Arbor Ridge**

The Board voted to continue treating neighborhood ash trees (located in any right of way) for emerald ash borers. Bob Ray Company received the contract again in 2017, which has already been completed.

**Board requests that residents check trees and sidewalks**

Please note that all homeowners are responsible for maintaining the sidewalk and trees on their property. Some residents need to trim trees that are blocking sidewalk access. (If you cannot walk along your portion of the sidewalk without ducking, please trim your trees!) If you have a damaged tree, the homeowner is responsible for removal and replacement of the tree.

**Exterior home improvement projects require Board approval**

Are you planning any home improvement projects? Installing a fence, pool, or generator? Just a reminder that outdoor projects require the approval of the ARHOA Board of Directors. You can download an Exterior Improvement Application form on our website: http://arborridge-crestwood.com. (It is listed under the *Forms* section of the site.)

Interior improvements projects and routine repairs **do not** require approval.

**Speeding and Stop Signs**

We have received numerous complaints about speeding and people not stopping at stop signs in the neighborhood. There are many residents of Arbor Ridge that do not follow these traffic laws. Our children play in the streets of this neighborhood. If we can’t as a group follow the laws, we will consider hiring Oldham County Police to patrol our streets which could increase your HOA fees.

**Long-term street parking not allowed**

Please note the following important neighborhood restriction: “No vehicle shall be continuously or habitually parked on any street or public right of way.”

**Mailbox Maintenance**

It is the homeowner’s responsibility to maintain their mailboxes. The HOA will be reaching out to Duggins Company to provide quotes for all mailboxes in disrepair. If you have questions, please contact the HOA or Kentucky Realty



**HOA Dues**

Thank you to all Arbor Ridge residents for paying their HOA dues for 2017, we have zero outstanding! Please keep your eye out for 2018 invoice for dues.