

THE RIDGE HOA
ARCHITECTURAL CONTROL COMMITTEE
ANNUAL REPORT 2013/2014
November 10, 2015

ACC Actions: Since our last Annual Meeting a total of four submittals for which ACC forms were submitted and approved.

Submittals and Actions:

Repaint exterior: three

Major structural remodel: one

Other: A few inquiries about issues that are not a subject of our covenants or were non-applicable because of the item or the location.

Other ACC Activity:

Vegetation management:

We contracted a tree specialist to trim several trees and remove three trees and some brush all near the front entry monuments. The trimming and removal was accomplished to remove encroachment of trees and branches into the flowering cherry trees and one standing dead tree that was about to fall on the west monument. All of the debris was removed from the entry area.

We also contracted with our landscape maintenance contractor to thatch and re-seed a portion of the lawn in out front entry area.

It is the responsibility of every resident to trim bushes, tree branches, hedges, etc. that overhang sidewalks or interfere with pedestrian traffic on the community sidewalks.

Please check over your particular lot and take the needed action, thanks.

Reminder:

Please remember that the Architectural Control Committee exists because of guidelines and restrictions that are included in the incorporation documents for our Home Owners Association. The details are included in the "Covenants, Conditions, Restrictions and Reservations" (commonly called "Covenants") that were first filed with King County in 1985. The original Covenants have been modified a few times by amendments and if you want a current version, please request same from me. The current Covenants are posted on our web site.

The various restrictions and provisions that pertain to appearance of the neighborhood are intended to maintain the overall aesthetic character, thus the intrinsic value of our respective homes. If you plan any changes to the external appearance of your home (and that includes exterior painting) you should review the Covenants to see if such appearance changes are regulated by the Covenants. If you are unsure, please ask me.

Submitted 11-10-15 by

Jon Koloski

ACC Chair