

River Ridge 2016 HOA Update

River Ridge Community Bulletin Year End 2015 & Starting 2016

Save the Date:

***HOA ANNUAL MEETING –
Blue Valley Middle School
Wednesday, February 17, 2016
7:00 to 9:00 pm***

Please take time to read the bulletin, it contains important information about our subdivision

2015 is behind us and the HOA finished the year within budget again! We will review this, along with our 2016 budget, at our annual meeting. We will also review the accomplishments of 2015 and plans for 2016, so please Save the Date and plan on attending.

WHAT A GREAT TIME TO GET INVOLVED! We have a ton of opportunities for you and your kids to get involved and help your neighborhood. Your children can earn community service hours and learn a sense of belonging, self-worth, and take pride in their neighborhood. Please come to the annual meeting and sign up to help.

- 1) Several long-time board members and chair people will be retiring their position at the end of this year. It would be great if we could get a few of you that want to get involved in a larger capacity to join us at our monthly meetings to see how things work and take over at the end of the year. Please call Sean Tarwater for details. 816-729-7827. Some of the available spots:
 - a. President: Sean Tarwater is stepping down to run for a state political office so he can help represent River Ridge in a larger way. More to come on this.
 - b. Vice President: Chase Stewart is stepping down due to a heavy workload and other demands
 - c. Board member: Brian Cunningham will be working on Sean's campaign and his spot will be available
 - d. Social Chair: Christine Waters Staley has done an excellent job but has a very full schedule next year. She will stay involved but we will need a social chair to coordinate.
- 2) We need people to help with pool closing. This involves going to the pool at closing, 10:00 pm, to lock the bathrooms, turn the volume down on the radio, and padlock the gates.
- 3) The **Community Watch / Neighborhood Patrol** needs volunteers. They are the one who keep us safe at night. They patrol in 2 hour shifts from 10 pm until 4 am, when we have enough volunteers. This involves driving the neighborhood with that cool, amber light on top of your car. If someone has left their garage door open, you get to ring their doorbell and remind them to close it to detour crimes of circumstance and convenience. If your children ride along, they can earn community service hours. If they have a driving permit, it is an excellent way to get night time driving experience with stops and low speed, low traffic situations. The HOA Board would like to thank Mike Lane and the rest of the volunteer Neighborhood Patrol. They have reported suspicious activities to the Sheriff several times, making RRF safer for everyone.
- 4) **Social Chair help:** The social committee is always looking for fun-loving volunteers to get involved and help out, and with Christine stepping down, the social committee will be stressed.
- 5) **The Pool:** The HOA board is very proud of the Pool and Tennis Court facilities. To improve security and because they haven't been changed in many years, the pool enclosure gate locks have been rekeyed and each resident will be issued a new pool key in the spring. If additional keys are desired, they can be purchased for \$10 each from the HOA board. New Pool keys will be distributed at the annual meeting.

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- 6) **TRASH Update!** Your RRF board is fighting for you.... Deffenbaugh has become Waste Management, and is regaining our confidence that they can deliver the services we had grown accustomed to. Our contract includes picking up yard waste, and we have had a few complaints concerning the "Large Item Pickup" schedule. The board has been in contact with Deffenbaugh/Waste Management. They have provided a definitive schedule for 2016 which will be published on E-neighbors.
- We will review Deffenbaugh/Waste Management service at our ANNUAL MEETING, so don't miss it. Preview:
- Yard waste is still allowed (See ENeighbors for details and yard waste dates)
 - Bulk pick up once a month (see schedule posted on E-neighbors)
 - If scheduled, appliance pickup is free
- 7) **Eneighbors:** We still have homeowners in the dark... Please help them sign up on Eneighbors. It's the only location to find community information and acts as a bulletin board for HOA activities. To register for Eneighbors, please take the following steps to sign up:
- 1. Go to <http://www.eneighbors.com/>
 - 2. Search for River Ridge Farms or 66085
 - 3. Click "Join Neighborhood"
 - 4. If you don't have your PIN, click "Go here to join by using your street address instead."
 - 5. Complete the sign up forms and check your email to confirm.
- 8) **Complaint Corner:** Members of River Ridge Farms HOA can be proud to say that this is one of the best communities to live in socially, economically, and affordability. We can attribute this to the fact that the neighbors are very good about communicating with each other and working out concerns in a neighborly manner. Very rarely is an issue escalated to the board, and when it does, we have an excellent track record of finding friendly resolve. Here are a few of the most common issues/complaints:
- Yard waste pick up (addressed above, our Deffenbaugh contract includes yard waste pickup)
 - Trailers in driveway for extended periods of time. We have continued to receive complaints regarding trailers remaining in driveways beyond the covenant/guideline rules. Please consider the impact these trailers have when left in driveways for weeks on end.
 - Home projects: Please consider your neighbors when remodeling your home. It is respectful to keep them in the loop with progress and extended completion dates as well as keep things tidy.
 - Upgrades and Additions: Additions, Decks, Fences, Roofing Material and Paint Colors, etc., please check with Jack Southerland or Adam Becker to be sure that your plans are compliant with HOA deed restrictions.
 - Domestic animals complaints: If you walk your dogs leashed or unleashed please respect all neighbors' property by picking up after them. Also please consider bringing your pets indoors if they are barking.
- 9) **Winter Weather Advisory:** As of this writing, we haven't had any major snow fall events so far this winter. Please remember to park cars in driveways when we get snow warnings, as it makes it a lot easier for the snow plows to get thru the neighborhood.

The HOA Board would like to thank everyone for a successful 2015, and we look forward to a fantastic 2016.
See you around the 'hood!