

The Trailblazer

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INDIAN RIDGE HOMEOWNERS ASSOCIATION

Fall 2015

Hello Residents,

Thank you to all of the residents who have sent in comments and suggestions. This is a community HOA that is for the homeowners and we look to suggestions from all.

Also thank you to those residents who notify us of issues in the neighborhood. We can't be everywhere so this helps.

There were a large number of homes sold in Indian Ridge this year, and some of those were bank owned. Some bank owned properties are not as well maintained as the others, so this helps improve the image of the neighborhood. Welcome new residents.

As we have mentioned in the past, the HOA board is a voluntary position, and it a little work sometimes. The current board has been dedicated to improving our neighborhood and I could not do it on my own, so thank you to the current board.

HOA Officer elections will be held at the November 11th General Membership meeting. Please read the section below in reference to requirements and running for an office. If you are interested in becoming an Officer on the board, please act soon.

I look forward to seeing everyone at the November 11th meeting, and don't forget there will be a Meet and Greet from 6:30p-7:00p before the meeting. Food and drink supplied.

Respectfully,

Les Nedbalek
President

Fall Community Yard Sale - November 7th & 8th

The Community Yard Sale is advertised and a great way to not only to make a few dollars on unwanted treasures or acquire items you may need at a great price, but also a good time to get out and meet your neighbors!

The more residents who participate, the more successful it will be.

The advertised start time is 8am, but you can set up as early as you like!



Also keep in mind that the Osceola County Land Development Code has rules regarding "yard sales".

One of which states that they are **LIMITED TO ONE DURING EACH SIX (6) MONTH PERIOD, FOR DURATION NOT TO EXCEED THREE (3) DAYS.** See notes on following page about signs.

Indian Ridge HOA Account:
\$ 47,469.56

Calendar

Community Yard
Sale
Nov 7 & 8

General Membership
Meeting
Nov 11, 2015
7:00 p.m.

**Meet and Greet
6:30 p.m. (food
and drinks pro-
vided)**

HOA Officer elec-
tions Nov 11

Children's Christmas
Party
Dec 12, 2015
noon

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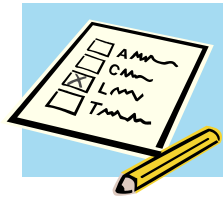
HOA Officer Elections

At the November 11th HOA General Membership meeting we will be holding elections for the 2016 thru 2017 calendar year. The meeting will be held at the Community Pool at 7:00pm.

This will be the election for the Officers of the HOA. President, Vice President, and Secretary/Treasurer. If you are interested in nominating someone or running for one of these positions, please email your nomination to indianridgehoaelections@gmail.com. Officers must be owners and full time residents in good standing.

We will also take nominations from the floor the night of the meeting.

Keep in mind that only members in good standing will be able to vote at the meeting. A separate email will be going out soon.



Community Project Updates

Finally, after many months, the improvements to the volleyball courts have been completed. The play area has been expanded and made safer.

The playgrounds which have been closed most of the summer have finally been re-opened. The county now has these on a cleaning schedule and replacement schedule.

The addition of basketball courts is still on hold, both financially and because there has been some concerns over the location. More will be discussed at the next General Membership Meeting.

SIGNS:

PLEASE DO NOT USE EXISTING SIGNAGE TO ATTACH FLYERS OR NOTICES.

ONLY FREE STANDING SIGNS ARE ALLOWED. PLACING SIGNS ON STOP SIGNS OR MAILBOXES IS AGAINST THE LAW AND SUBJECT TO FINES. WE ARE SEEING AN INCREASED NUMBER OF "LOST PET" SIGNS AS WELL. REMEMBER TO PICK UP YOUR SIGNS AFTERWARDS.

COYOTES

Coyotes have been spotted in the neighborhood and suspected in the disappearance of several cats in the neighborhood. The HOA has checked with the county and animal control and it is up to us to address the issue. The HOA is in the process of hiring a trapper, and traps are expected to be placed on the back side of the community on the Sinclair Road side of Indian Ridge. In the meantime, keep an eye out for your pets. One coyote broke through a screened area to attack a cat.

SCHOOL BUS

Parents and Students of Indian Ridge Subdivision: It has come to our attention that many students are putting themselves at risk by not adhering to bus stop safety rules!! This should be of grave concern to each and every one that lives here! Not just the children that ride the buses, but each resident as you drive through the community. For students and parents: Here are some reminders 1 - ALWAYS WAIT ON THE SIDEWALK, NOT ON GRASS, NOT ON THE STREET, NOT ON THE CURB. 2 - NEVER CROSS BEHIND THE BUS, ALWAYS CROSS IN FRONT OF THE BUS. 3 - WAIT FOR THE BUS TO COME TO A COMPLETE STOP BEFORE TRYING TO BOARD THE BUS. 4 - ALWAYS LISTEN TO THE BUS DRIVER AND WATCH OUT FOR CARS WHEN GETTING ON AND OFF THE BUS PARENTS: Also be aware that it's against the law to park (whether in your car or not) within 30 feet of a stop sign and you can be ticketed for this! We are receiving complaints from residents, so expect enforcement to start.

Deed Restrictions and Violations

LAWNS AND LANDSCAPING

Please cleanup after you cut. Leaving grass in the street is not allowed.

Keep in mind that the area behind fences and along sidewalks needs to be kept cut and edged. If the grass is growing over the sidewalk or over the curb in front of your home, please get that cleaned up as well as trim any trees or bushes that are interfering with safe passage on the common sidewalks. The property owner is also responsible for sidewalk maintenance except the sidewalks around the common areas.

JUNK AND DEBRIS

Junk and debris stacked up in driveways or on the side of homes is a violation of the Deed Restrictions as well as a County Violation. Please keep the area around your home free of junk and debris.

SIGNAGE

Our deed restrictions do not allow any signage to be placed on a property other than a "for sale or rent" sign, or a temporary sign for contractors who are doing licensed work on your property.

If you receive a deed restriction or code violation, please take care of it as soon as possible. For questions please email

indianridgehoaviolations@gmail.com

Parking in Indian Ridge



Just a reminder to our residents that there is **no parking on the street or on the grass** as per our Deed Restrictions, as well as the Osceola County Ordinance 12-10.

Permits can be requested and will be issued for residents who are having guests and do not have

room in their driveway for additional cars. Permits are only valid for the hours between 8am and 2am.

You can download a Parking Permit Request form at www.indianridgehoa.com/parking. It can be submitted via email, fax, or call to arrange a time to drop off the form and pick up

the permits.

Please also understand that the HOA does not issue the \$100.00 tickets. Osceola County Code Enforcement issues and receives the money from these citations.

Please do not park at the pool overnight without prior approval.

Parking Beside and Behind Your Home is not Permitted!

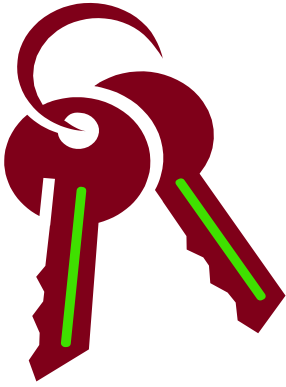
We are seeing an increase of parked vehicles beside and behind homes. Not only is this against the Deed restrictions, this also means you are driving on someone else's property to get the vehicle in the back which means you are trespassing. We are compiling a list of these addresses and will be notifying code enforcement.

See a COUNTY CODE VIOLATION?

Code enforcement has been successful in getting boats/vehicles/etc off of the grass areas and is continuing their efforts to clean up the neighborhood. The HOA Board is also issuing Violation Notices to residents to make them aware of Deed Violations as well as County Code Enforcement Violations.

We would ask that you not only report violations to the HOA email, but to County Code Enforcement as well. You can reach them by calling 407-742-0200.

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Pool and Tennis Court Keys

We have mentioned that the pool and tennis court locks would be changed with electronic entry.

This project has been moved to 2016 for financial reasons. The repair costs for both playgrounds was not expected or budgeted. The county requested we defer this change until next year.

GLASS IN POOL

A resident was cut in the pool last week from a broken container. Glass is not permitted anywhere in the pool area. Pool rules are posted at the entrances and throughout the pool area. Please be responsible. Had the HOA been notified, we would have had the pool cleaned of the glass before, not after someone was cut. Luckily it was minor.

Waste Management

House hold garbage is picked up Monday morning. Yard debris on Wednesday morning. Yard debris must be in containers or cut to length and bound together for easy pickup. Recycling (green and yellow container only) is picked up on Friday. Make sure you follow the list of items for recycling. The

board has been made aware that the county is issuing citations for incorrect items found in the recycling containers. You cannot use this for regular trash on Monday or yard debris on Wednesday. You will find it is not picked up.

Communications

Feel free to contact the HOA with any concerns at any time. The HOA email and phone number are at the top of this newsletter. I try to return phone calls within a few hours, but I can sometimes reply to emails faster. Please include your name and address as I would like to

know who I am talking to. I see this as the same as someone walking up to me on the street and starts talking to me. They usually start by introducing themselves. This helps me know more of my neighbors. In addition, if you are making a complaint about a neighbor, please include

Fences and Sheds

Old sheds and fences in need of repair have become a growing eyesore in our community. These additions are an extension of your home. Please maintain them accordingly to avoid a deed or County Code Violation.

Sheds are not permitted without the approval of the HOA and are limited in type, material and size. Osceola County also requires you to pull a permit to have one installed.

Fences are also limited in height and type of material, as well as where they can be placed on your property and require a County Permit.

Please follow the guidelines in the Covenants and Restrictions to ensure that you are not in violation. Paragraphs 2, 6, 7, and 11. If you are in violation look for a notice from the HOA.

PAINT YOUR WALL

If your property has one of our walls behind it, you are responsible to repair and paint the inside of the wall. We have repaired and painted the outside, so please do your part. The paint codes are on the web site. This will help to maintain everyone's property values.

Waste Amnesty Days

Next day is December 12 and the address is
7505 Bass Road
Kissimmee, 34746
407-742-7750
7am-12noon
Tires up to 4

Chemicals should not be mixed and should be in original container if possible or labeled.

no 55 gallon drums

proof of residency will be required when dumping

no vendors

the address of the violation. Providing me your address and saying "my neighbor" means I would have to drive by and try to determine where the issue is.

The number of emails and phone calls from residents has definitely increased this year and we welcome both the feedback and communications.