

# The Trailblazer

7585 Indian Ridge Trail South  
Kissimmee, Florida 34747  
Phone: 407-504-4158  
indianridge2@indianridgehoa.com  
www.indianridgehoa.com



## INDIAN RIDGE HOMEOWNERS ASSOCIATION

Fall 2016

Hello Residents,

First, let me apologize for not putting out a Spring Trailblazer. Several of you have inquired and it has just been a busy and fast spring and summer. We will work hard on the board to get out 2 or 3 per year.

We are still seeing home values rise in Indian Ridge this year, resulting in a regular turnover of homes. We would like to welcome all new residents. If you did not receive a welcome letter during closing, please let us know.

The HOA board is a voluntary position, and most of us work. 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. We are limited to the number of complaints and issues we can deal with and sometimes it may seem like it takes us a long time to get anything accomplished. If it is a code enforcement violation it will help if you call and make your own complaint to Code Enforcement. You may do this anonymously.

SEE SOMETHING, SAY SOMETHING. More on this later in the newsletter.

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.

HOA board member elections will be held at the November 9th General Membership meeting. Please read the section below in reference to requirements and running for an office. If you are interested in joining the board, please review the requirements and let us know. There may be a couple of positions available and you could be appointed to serve prior to the elections.

Respectfully,

Les Nedbalek

Indian Ridge HOA Account:  
\$ 65,469.94

### Calendar

Community Yard  
Sale

Nov 5 & 6

General Membership  
Meetings Sep 14 and  
Nov 9, 2016

7:00 p.m.

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

HOA Board elections

Nov 9

Children's Holiday  
Party

Dec 10, 2016  
noon

## Fall Community Yard Sale - November 5th & 6th

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 past sale was one of the biggest yet.



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.**

The community yard sale does not count toward this limit.

See notes on following page about signs.

# The Trailblazer

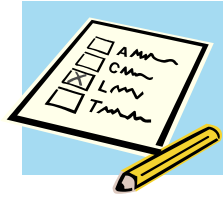
## HOA Board Member Elections

At the November 9th HOA General Membership meeting we will be holding elections for the 2017 thru 2018 calendar year. The meeting will be held at the Community Pool at 7:00pm.

This will be the election for HOA board members. The Bylaws allow for up to 9 board members. If you are interested in running or nominating someone, please email your nomination to indianridgehoaelections@gmail.com. Board members 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.



## Community Project Updates

The addition of a basketball court is underway. It was approved earlier in the year and we have been on the contractors waiting list. We expect this to happen in the October time frame.

We will be diligent to make sure that anyone using the basketball court are residents and playing stops at sunset. This is to ensure that loud noises do not disturb nearby neighbors.

As with the baseball field, this is not to be a practice place for teams of any kind. Guests will be limited to 2 per resident.

## 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.

## School Has Started

For those parents that take their children to the bus stop and wait, please be aware that it makes it unsafe to sit with your headlights on, especially when you are facing against the traffic. This blinds any oncoming vehicles and keeps them from seeing children walking on the street. It is against the law to park or stand against traffic or within 30 feet of an intersection or stop sign.

For the rest of us, please slow down and pay attention in the morning and afternoon when the school kids are near the bus stops.

## COYOTES

Coyotes have been spotted in the neighborhood and suspected in the disappearance of several cats in the neighborhood. The HOA hired a trapper for a couple months, but no coyotes were caught. One trap was stolen, and the others were molested by children in the neighborhood. One coyote was hit and killed by a car.

In the meantime, keep an eye out for your pets and let the HOA know if you spot a coyote.

## Fireworks

Setting off fireworks in the neighborhood is illegal and poses a threat to other residents. Please do not set off fireworks in Indian Ridge.

## Waste Management

There have been some issues with WM this summer and we have worked with the county and WM to resolve the issues. We have a new section on our web site along with several documents provided by WM that should answer many of your questions.

## 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**

**indianridgehoaviolation@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.

The Parking Permit Request form on the website can now be filled in online and then signed and printed. It can be submitted via email, either as a scanned document or photograph, 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 unless you are using the facilities unless you have a permit.

### Parking Beside and Behind Your Home is not Permitted!

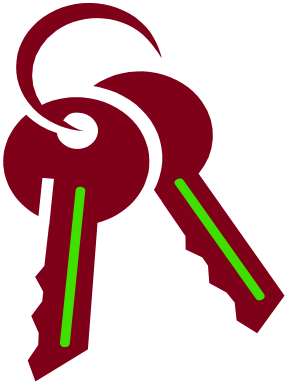
We are seeing an increase of parked vehicles beside and behind homes. Not only is this against the Deed restrictions, this also means you are driving on someone else's property to get the vehicle in the back which means you are trespassing. We are compiling a list of these addresses and will be notifying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

### See a COUNTY CODE VIOLATION?

Code enforcement has been successful in getting boats, vehicles, trailers, 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.

# The Trailblazer



## 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 2017 for financial reasons.

## Old Televisions

TV's are no longer allowed on the street for trash pickup. They are considered hazardous waste and must be dropped off at one of the two designated locations. See the Hazardous waste flyer on our web site.

## 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 sooner. 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 10, 2016

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.