

Indian Ridge Trailblazer

Spring 2012



WEBSITE www.indianridgehoa.com

EMAIL: indianridge2@indianridgehoa.com

INDIAN RIDGE HOA ACCOUNTS

March 2012: \$21,378

Upcoming Events

Easter Egg hunt – Saturday April 7 @ noon
Join us for games and food.

**General Membership Meeting April
11th at the pool, 7PM**

SPRING COMMUNITY GARAGE SALE

MAY 5 & 6, 2012

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PARKING ORDINANCE FOR INDIAN RIDGE was passed UNANIMOUSLY by the county commissioners at the March 19 Public Hearing!

After several years of work by John and many board members, the Parking Ordinance for Indian Ridge has been approved by Osceola County Commissioners during their March 19th Public meeting. Signs are being ordered which will be placed at all entrances noting that the ordinance is in effect. The entire ordinance is on the Indian Ridge HOA web site, so please take the time to read it and be in compliance before the signs go up. Any tickets written will be by the Osceola Sherriff's office and out of our hands. Be aware that outstanding parking tickets could affect your ability to renew your registration or driver's license.

NEW HOA MAILING ADDRESS

7585 Indian Ridge Trail South, Kissimmee, FL 34747 is now the official mailing address for the HOA. Please direct any correspondence to this address. The web site has been updated.

POOL AND TENNIS COURT KEY

Keys to the pool and tennis courts may be collected the first Monday of the month prior to the Board meeting held down by the pool at 7:00 pm. Board meeting as per website. Renters are not entitled to collect the keys on behalf of a homeowner unless arranged for in writing between the homeowner and the HOA. Lost or replacement keys will cost \$50.

COMMON AREAS AND VANDALISM

The Indian Ridge swimming pool, tennis courts and playgrounds are not public property. Usage is restricted to HOA members in good standing. Usage is also restricted from dawn to dusk otherwise you are considered trespassing. Security cameras record all activity in the pool area. There has been increased vandalism in some of the common areas, and we are asking residents to call 911 to report any they witness. This can be done anonymously. Skateboarding on the tennis and shuffleboard courts is also considered vandalism. Anyone caught vandalizing anything in Indian Ridge will be prosecuted.

REPAIR AND PAINTING OF WALLS: Exterior walls have been painted along Sand Hill. Letters were sent to the homeowners concerning their painting of the inside of the walls. Many homeowners have completed the inside of the walls. The paint codes are on the web site, so if you have not completed the inside please do so ASAP. This is important to the continued protection of the wall from the elements.

BACK WALL: There has been some progress on the wall along 429. The board now has the procedure from the turnpike authority on how to have the chain link fence removed. If you are a homeowner along this side you may want to start thinking about taking care of the inside. The type of paint and colors are available on the web site.

HOA EMAIL: The HOA will continue use of email for many announcements, including delivery of the Trailblazer, party announcements, Dues notices, and other informational news. Please keep your email updated and if it has changed recently please notify John Abrahamsen and Lisa Saunders via the Indian Ridge HOA email addresses. Privacy Statement: The Indian Ridge HOA will not share your email or other information with any third parties, and email addresses will be hidden in all correspondence through the use of Blind Carbon Copy. (BCC).

WEB SITE: We are working harder to keep the HOA Web site updated with the latest information. Please check the home page for the latest dates and information.

THE CELEBRATION LITTLE LEAGUE CHALLENGER DIVISION

which Indian Ridge has supported for the past 2 years presented a "Thank You" banner to the HOA during the January 11th General Membership meeting.



THE STORAGE ROOM at the pool had issues with mold and mildew. The entire contents were removed, repairs made, followed by painting of all walls and floor. This work was accomplished with minimal expense from the HOA. The old tables that were falling apart were thrown away and new tables purchased and will be used at the Easter Party.

REMINDER: Dogs must be on leashes at all times when outside.

RESPECT YOUR NEIGHBORS. RESPECT YOUR NEIGHBORHOOD

We would like to thank those residents that take pride in Indian Ridge. Our community is a great place to live and raise a family. Please ask yourself, "Would I want to live across the street from my house?" If the answer is no, take some time and clean it up, mow the lawn and trim the trees and hedges. Make it a place we can all be proud of. You can do this by:

- Keeping your grass cut and edged, front and back.
- Keeping your trees trimmed and not hanging over sidewalks.
- Report vandalism if you see it.
- Report water leaks if you see one.
- Report violations to code enforcement when you see them.
- Pick up trash when you see it.
- Pick up after your pet at all times, not just when others are watching.
- Become involved in your Homeowners Association.

2012 BOARD AGENDA: As a volunteer group there are always issues needing discussion and negotiation. This year these items will include, tennis court repairs, moving the flag pole to a dominant position at our entrance (April), and an information board, new tow truck signs, updates to the website, repairs to the drainage pipes in the retention pond along Indian Ridge Trail East updating of the wrought iron fencing around the pool and renovations and upgrades to the park areas.. This list does not include many smaller items that always need attention.

ITEMS COMPLETED BY THE BOARD JANUARY-MARCH:

- Renovation of storage room
- New signage is in final proofing stages and should be in place within the next 45 days.
- The Flag Pole will be moved to its new location at the front entrance with lighting and mulch.
- New water fountains were installed in the pool area.
- Backstop on baseball field was repaired.
- Lighting around pool area was repaired.

ROAD CONSTRUCTION: As everyone can see, the road construction continues. The project is behind schedule currently should be completed by December 2012.

IMPORTANT TELEPHONE NUMBERS

ANIMAL CONTROL (unattended pets, pets not on a leash, dangerous pets, more than 4 pets and non domesticated animals)	407-343-7100
COUNTY CODE ENFORCEMENT IE: illegal parking, fencing violations, unkempt yards	407-742 0200
Indian Ridge Garbage Waste Management Bulk Pickup / Special Collection	407-843-7370
Osceola County Commissioners	407-343-2000
Toho Water Management	407-933-7777
Progress Energy	800-228-8485
Sheriff's Office Non-Emergency (loud noise and suspicious behavior)	407-348-2222
Sheriff Emergency	911
Bighthouse Cable	407-291-2500
Florida Power (Streetlights)	800-700-8744

BOARD OF DIRECTOR MEETINGS are scheduled for the first Monday of each month except for summer months. The board welcomes Gwen Paracha as our new Secretary. All other meetings are as required and at the discretion of the HOA President. This is a volunteer position where all skills are welcome. Currently we are happy with a full board with the addition of Gwen Paracha as Secretary. As needed in the future we may ask for additional volunteers for special projects or committees. **ALL HOME OWNERS AT INDIAN RIDGE ARE WELCOME to get involved. If you are interested in being part of a special project or committee please email the HOA.**

LETTER FROM THE PRESIDENT

As you can see from page 1, the parking ordinance has passed. After requesting a meeting with the commissioners the ordinance was placed on the commissioners' schedule, discussed and passed at their monthly meeting. We had given ourselves to the end of the year to have this in place and enforced so we are way ahead of where we expected we'd be. We highly recommend that everyone know and understand the ordinance and abide by it.

Thank you to the home owners and board members for you continued support in making our community a better place to live.

In spite of the continued perception that the Board needs to be less intrusive, we have decided that 2012 can be the year where Indian Ridge returns to being one of the premier neighborhoods in Central Florida. In this rough economy that will be a great challenge but we are determined anyway.

In closing, I would like to wish all our residents a Happy and Safe Spring and Summer on behalf of your Board of Directors and myself.

Sincerely,
John Abrahamsen
President

DEED RESTRICTIONS:

County restrictions do not allow for homeowners to expand their driveways without proper permits and inspections. If you have expanded your driveway without a permit, you may be asked by the county to remove the expansion.

CODE ENFORCEMENT:

It is not the responsibility of the Board to address all violations. If you observe something that is a violation such as debris or hazardous conditions you can report them to County Code Enforcement by calling the number on the next page. If you'd like the complaint to remain anonymous, please mention that during the call.

It should be a busy year at Indian Ridge. Your assistance and positive feedback is always welcome. Never hesitate to write or call your HOA.

