

The Trailblazer

7585 Indian Ridge Trail South
Kissimmee, Florida 34747
Phone and fax: 407-396-2944

indianridge2@indianridgehoa.com
www.indianridgehoa.com



INDIAN RIDGE HOME OWNERS ASSOCIATION

November 2012

Volunteers Needed For Homeowners Association Board Positions

Many residents think about it but few get involved. Why is this? In some cases the resident does not care or may think they are not qualified.

However, without an HOA our alternatives are clear: the Osceola County government would step in and assume total control of our parks and common lands. From our experience, this leads to higher taxes and lower levels of service. In two instances, neighboring communities have handed over responsibility to the County.

In both cases the parks and common lands are in bad shape. Buyers are discour-

aged from owning there and as a result, land values went down. With county management our pool and parks could become public property with limited maintenance. Christmas and Easter parties would end and some property owners may allow their homes to decline causing further decreases in our property values.

An HOA may seem intrusive to some, but it allows local homeowners to have a say in the operation of their neighborhood.

BOARD OF DIRECTOR MEETINGS are scheduled for the first Monday of each month except for summer

months. All other meetings are as required and at the discretion of the HOA President.

DUTIES: This is a Volunteer position where all skills are welcome. As a Board Member, you will be asked to participate in the decision-making process that makes Indian Ridge a unique neighborhood. As a member of a working team, you will attain skills and be trained for public service. Your commitment will require about six to ten hours per month.

ALL HOME OWNERS AT INDIAN RIDGE ARE WELCOME to get involved. If you are interested please email the HOA.

Indian Ridge HOA Account:

\$20,362.00

Upcoming Events:

- GENERAL MEMBERSHIP MEETING
NOVEMBER 14TH, 7PM AT THE POOL
- CHILDREN'S HOLIDAY PARTY
DECEMBER 22ND, 12 NOON AT THE POOL
- HOMEOWNERS ASSOCIATION DUES NOTICES WILL BE MAILED IN DECEMBER.
- GENERAL MEMBERSHIP MEETING
JANUARY 16TH, 7PM AT THE POOL

See something? Say something...

Let's face it, times are tough. Most of you are aware of the break in at the Pool Storage Room. The suspect was arrested and will be prosecuted by the HOA.

So what can YOU do? If you see suspicious behavior, you can call the Osceola County Sherriff's non-emergency number at **407-348-2222**. You don't even have to give your name if you're not comfortable.

Help keep the streets safe too. If you see a street light out you can call Progress Energy at **1-800-700-8744**. The light will

usually be fixed in three business day. You'll need the pole number and closest house number.

Together we can all make Indian Ridge a safer community!



THE INDIAN RIDGE HOA WOULD LIKE TO WISH EVERYONE A HAPPY AND SAFE HOLIDAY SEASON!

Would you be interested in a Community Vegetable Garden? E-mail the HOA if you are, and include "Vegetable Garden" in the subject line. We're currently researching the possibility of such an endeavor for community building!

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Fall Yard Cleanup

Now that fall is here and it's not raining as much, keep in mind that you may still need to cut your grass. Yard waste pick up is on Wednesday's and includes grass clippings, tree branches, palm fronds, etc. (tied and bundled). All bundles/bags/containers must not exceed 50 pounds.

Collection is LIMITED to 10 bags/bundles/containers per yard waste collection day. Branches, tree limbs, and palm fronds are not to exceed 4 inches in diameter, and must be tied and bundled.

Also don't forget to keep the back side walks accessible. The sidewalk areas of our neighborhood are for use by all residents. The area behind your home, all the way to the sidewalk, is your responsibility to maintain. If you have a fence along the sidewalk, it is your responsibility to

maintain the outside area between the sidewalk and your fence, as well as any trees, shrubs, or landscaping that interfere with the safe use of the sidewalk.

Some areas have become nearly impassable causing safety concerns, as well as an eyesore for surrounding homeowners, from whom we have received numerous complaints. For clarification, please refer to Deed Restriction 14, which states in part, the following:

The easement area of each lot and all improvements in it shall be maintained continuously by the Owner of the lot, except for those improvements for which a public authority or utility company is responsible.

The Home Owners Association thanks you for doing your part to help keeping Indian Ridge a beautiful place to live!

Safe Holiday Decorating Tips



When you're making your house look festive and fun, follow these safety tips to ensure a happy holiday season.

If you're buying an artificial tree, look for the label "Fire Resistant". Although this label does not mean the tree won't catch fire, it does indicate the tree is more resistant to burning.

Use only non-combustible or

flame-resistant materials to trim a tree. Choose tinsel or artificial icicles of plastic or nonleaded metals. Leaded materials are hazardous if ingested by children.

Use only lights tested for safety by a nationally recognized Testing Laboratory, such as UL or ETL/ITSNA.

Check each set of lights, new or old, for broken or

cracked sockets, frayed or bare wires, or loose connections. Throw out damaged sets.

If using an extension cord, make sure it's rated for the intended use (indoor versus outdoor, for example).

Turn off all holiday lights when you go to bed or leave the house. The lights could short out and start a fire.

Pool and Tennis Court Keys

Keys to the pool and tennis courts may be collected by email request or the first Monday of the month prior to the Board meeting held down by the pool at 7:00 pm. They may also be collected prior to, and immediately after, the General Membership meetings. 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.

NOW THAT
ELECTION SEASON
HAS COME AND
GONE, DON'T
FORGET TO TAKE
DOWN YOUR
SIGNS OF
SUPPORT.



Privacy Statement: The Indian Ridge HOA will not share your email or other information with any third parties. All email addresses will be hidden in all correspondence through the use of Blind Carbon Copy.

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MONDAY:

TRASH PICK-UP

WEDNESDAY:

YARD WASTE

FRIDAY: RECYCLABLES



Going Green!

Confused about what to recycle? We were too... Here's the scoop from Osceola County:

Curbside recycling started in September for residents in unincorporated Osceola County.

Recycling is "single stream", which means that all recyclables go in one can. Be sure to remember that the recycle container is for recyclables only, as recycle carts used for garbage and yard waste will be left at the curb.

Single Stream Recycling Tips:

- Place all recyclables (paper, plastic, metal, cardboard, and glass) inside your recycle cart.
- Do not mix garbage with recyclables.
- Place your cart curbside by 6 a.m. on your scheduled day.
- Be sure cart has lid opening facing the street.

Acceptable Recycling Items

Paper

Newspapers, junk mail, magazines, telephone books, catalogues, office paper, and brown paper bags.

Plastic

Bleach bottles, detergent bottles, shampoo bottles, and bottles with necks. No plastic bags. No styrofoam.

Metal

Aluminum and aerosol cans, pie pans, steel food containers. Please rinse all metal containers.

Cardboard

Food boxes, milk and juice containers, and cardboard boxes. Please flatten cardboard boxes and limit size to 2 feet by 2 feet.

Glass

Green, clear, and brown bottles and jars. Please rinse all glass containers.

You can also log on to www.recyclebank.com and start earning points for coupons and discounts!

Items Completed August to November:

- ALL PREVIOUS OUTSTANDING ITEMS HAVE BEEN COMPLETED.
- THE TABLES AT THE POOL HAVE BEEN REPLACED WITH THE CORRECT TABLES THAT HOLD UMBRELLA'S.
- 31 TREES AROUND INDIAN RIDGE HAVE BEEN TRIMMED.
- THE PLAYGROUND EQUIPMENT AND POOL AREAS ARE SCHEDULED TO BE PRESSURE WASHED.
- THE HOA INSURANCE POLICY WAS RENEWED INCLUSIVE OF SUGGESTED REPAIRS FROM THE CARRIER.

**DID YOU KNOW?
YOU CAN RECYCLE
PLASTIC BAGS AND
STRYFOAM IN THE
GREEN BINS IN FRONT
OF PULBIX? ONE
MORE WAY TO GO
GREEN!**

Need a Parking Permit?

Having friends or company over and need a parking permit for on street parking? You can download a Parking Permit Request form at www.indianridgehoa.com/parking. Send your completed form, with 72 hours notice of date needed to:

IndianRidgeParkingPemits@gmail.com

Just a reminder that permits are only available for on street parking from 8am to 2am.

See a CODE VIOLATION?

It is the responsibility of the everyone in Indian Ridge to address all code violations. If you observe something that is an Osceola County Code violation such as debris or hazardous conditions you can report them to County Code Enforcement by calling 407-742 0200 If you'd like the complaint to remain anonymous, please mention that during the call.

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Letter from the President

Many residents of Indian Ridge have asked about the validity of the Parking Ordinance. Please take a moment to read the following letter from the County. Please be aware that the Parking Ordinance stands and will be enforced by Osceola County.



**OSCEOLA
BOARD
OF
COUNTY
COMMISSIONERS**

**Michael E. Harford
Vice-Chairman
County Commissioner
District 1**

*1 Courthouse Square
Suite 4700
Kissimmee, FL 34741*

michael.harford@osceola.org

*Office: 407.742.2000
Fax: 407.742.2391
Cell: 407.908.4348*

**Osceola
County**

September 24, 2012

Mr. John Schwarzman

Kissimmee, Florida 34747

Dear Mr. Schwarzman:

Thank you for voicing your concerns regarding the Indian Ridge Parking Ordinance. After discussions with you and Mr. Abrahamson, Indian Ridge Homeowners' Association President, I requested county staff and our County Attorney investigate the issues brought forward by both parties regarding the original petitions creating the parking regulations.

After researching this issue fully, it has been determined that the original petitions received by the County in support of parking regulations for streets and grassy areas within the Indian Ridge community was provided by more than fifty percent of the actual homeowners in the community.

Therefore, the County has acted according to the wishes of the majority of homeowners/residents in the Indian Ridge Community and Ordinance 12-10, approved March 19, 2012, regulating parking in the community is valid, therefore, Osceola County will enforce these regulations.

If you wish to pursue this issue any further, please address your concerns to the Indian Ridge Homeowner's Association.

Should you have any questions or need further information, please let me know.

Respectfully,

Michael E. Harford
County Commissioner
District 1

MEH/nd

cc: Donald S. Fisher, County Manager
Andrew Mai, County Attorney
David F. Tomek, Community Development Administrator
John Abrahamson, President, Indian Ridge HOA

Re-
spectfully submitted,

John Abrahamson