

Indian Ridge Trailblazer

Fall 2012



WEBSITE: www.indianridgehoa.com
EMAIL: indianridge2@indianridgehoa.com



INDIAN RIDGE HOA ACCOUNT

September 6, 2012: \$20,292.00

Upcoming Events

General Membership Meeting
September 12th, at the pool, 7PM

Fall Community Yard Sale
November 3 & 4, 2012

Latest News

PARKING ORDINANCE: The Indian Ridge Parking Ordinance that was passed on March 19, 2012, is now officially in effect. "No Street Parking" signs were placed at the entrances in early July and the Osceola County Sheriff's Deputies have begun citing vehicles parked on the street between the hours of 2am and 8am under the Osceola County Ordinance that prohibits street parking between those hours.

Please be advised that the next step will be citing vehicles parked in the street and on the grass, which is prohibited at any time, as per the Indian Ridge Parking Ordinance, as well as the deed restrictions.

The entire ordinance is posted on the website along with the application form and information on the procedure for obtaining parking permit(s). Please keep in mind that permits will be considered for residents who apply in advance when they will have a need for vehicles to be parked on the street during the hours from 8am – 2am for a special occasion (cookout, parties, visitors, etc.).

PARKING PERMITS DO NOT ALLOW FOR OVERNIGHT PARKING, only street parking as stated in the rules and procedures outlined on the website.

The HOA cannot do anything about parking tickets issued by the Sheriff's Deputies, so please take the time now to make sure you are able to park your vehicles in your driveway or garage!

The HOA would also like to thank those residents who have already taken the necessary steps to be in compliance with the Ordinance! We realize that for some this was a difficult task, but overall it only helps to improve the look of the neighborhood which will keep the home values going up, instead of down!

RECYCLING: Waste Management has delivered the new recycling bins to the homes in Indian Ridge. The new program went into effect on September 1, 2012. The new trash collection schedule is as follows:

Monday: Regular trash pickup in your own containers. You are also allowed 3 cubic yards of "junk/furniture", etc. on this collection day.

Wednesday: Yard clippings and yard waste.

Friday: Recycling items in the recycling container provided by Waste Management. All of your recyclables (paper, plastic, metal, cardboard, and glass) go into the container. You may use clear plastic recycle bags.

Please keep in mind that if you use the recycling container for regular trash, they will not take it. If your home is a short term or long term rental property, please make sure your management company or renters know the new procedure. **We are granted a "learning period", followed by fines being issued to the Homeowner for putting non-recyclables in the container.**

Recycling is not mandatory, but we hope that the residents of Indian Ridge will do their part to help for a "greener future". Sign up for Recycle Award points as noted on the information sheet that came with the can.

OLD LAKE WILSON ROAD PROJECT: The road construction has finally been completed!! The 35mph speed limit has been increased to 45mph, traffic lights are operating, and all lanes are open. Although long overdue, it is a much safer and nicer stretch of roadway from 192 to our community.

The irrigation system at the front entrance, as well as some minor landscaping, has been repaired and/or replaced by the road contractor to its original condition prior to the project.

COMMON AREA VANDALISM AND SECURITY: The Indian Ridge swimming pool, tennis courts and playgrounds are not public property. Usage is restricted to Indian Ridge homeowners, their families and guests, from dawn to dusk. Usage of these areas from dusk to dawn is trespassing.

Parents please let your children know that skateboarding on the tennis and shuffleboard courts, is prohibited and considered vandalism. Climbing the fences around the tennis courts or the walls around the pool area to gain access is trespassing and damage to any property while doing so is vandalism. It is the HOA's responsibility to the homeowners of our community to prosecute anyone, regardless of age, when these violations occur, and we are prepared to do so.

The security camera that was vandalized is now repaired, and additional cameras have been added to the pool and tennis court area.

A reminder to parents that children under age 14 are not permitted in the pool area without a parent or an adult age 21 or older. Even though there is plenty of signage regarding the rules, not to mention the safety concerns, children are still swimming without an adult present.

Updates and Information

ITEMS COMPLETED APRIL - AUGUST:

New Indian Ridge address sign was erected above the wall at the pool, as well as other new signage throughout the community.

Pool parking lot was sealed and painted.

Flagpole was relocated.

The new benches and tables have been installed in the pool and recreation areas. Upon inspection of the tables, it was brought to the attention of the vendor that we ordered the tables with holes for umbrellas, and that is not what was installed. The County representative has confirmed that we did order correctly and we are waiting to have it corrected by the vendor.

The landscaping contractors have replaced all of the mulch in the landscaped areas around the pool and front entrance.

A trash receptacle and two benches were placed in the back playground area. Thank you to all the children using the playground area who have been putting their trash in the bin, rather than on the ground!



2012 - 2013 BUDGET ITEMS FOR OSCEOLA COUNTY:

Tennis court repairs and maintenance. Items include new doors, fence repairs, nets, and benches.

Playground areas to either have mulch replaced or another type of surface installed.

New sod and/or fill for the wall areas along Sand Hill Road that have washed away leaving the bottom of the wall exposed.

Updated lighting in the front entrance area to help provide better security.

New lounge chairs and umbrellas for the pool area.

Sidewalks cleaned and repaired in the common areas.

2012 – 2013 BOARD AGENDA: Moving forward, the HOA Board of Directors will be focusing on continuing our efforts to keep Indian Ridge the community that everyone wants to live in! House prices have increased, and homes don't stay on the market very long! Seventeen homes have sold since January, eight homes are under contract, and there are only three homes currently for sale. The average days on the market are a good indication that the homeowners along with the HOA are doing something right!

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 Lisa Saunders by emailing her at indianridge2@indianridgehoa.com.

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.

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.

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
Waste Management (trash) 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

Please help keep your community safe by reporting streetlights that are not working, (you will need the pole number and address of house closest to the pole), to Progress Energy at the above number. They are usually repaired within 3 business days.



RESPECT YOUR NEIGHBORS, RESPECT YOUR NEIGHBORHOOD!

Please ask yourself, "Would I want to live across the street from my house?" If the answer is "no", please take the necessary steps to make that answer "yes". Below are some steps you can take that will make a difference.

- Keep your grass cut and edged, front and back.
- Do not leave your cut grass lying in the street.
- Keep your trees trimmed and not hanging over sidewalks or blocking streetlights.
- Report vandalism if you see it.
- Report water leaks if you see one.
- Report county violations to code enforcement.
- Pick up trash when you see it.

PETS: County Code requires that dogs must be on leashes at all times when outside. It is also the responsibility of the owner to pick up after their dogs, especially in neighbors yards and the playgrounds or retention areas. Please be considerate and always follow these rules, not just when someone is watching!

OVERGROWN YARDS: While the HOA Board has reported some overgrown yards, this is not solely the responsibility of the HOA. **It is actually better for the neighboring homeowners to make the complaint.** The County does not respond quickly to a single complaint, so the more complaints they receive, the quicker they are likely to respond. Reports can be made anonymously. Code Enforcement: 407-742 0200

DEED RESTRICTIONS: We want to make homeowners aware that it is their responsibility to maintain the area behind their homes and along sidewalks, even when there is a fence. There are some sidewalks in our community that run behind and between homes that are impassable, due to lack of lawn and tree maintenance along property and fence lines. **The HOA will be taking the necessary steps to see that these areas are cleaned up and maintained. Please take the time now to make an effort to have these eyesores and safety hazards taken care of.**

As a resident of Indian Ridge, you have an obligation to yourself, your neighbors, and your community to put your best efforts forward to ensure that we continue to have not only a safe place to live, but a community that we can be proud of. Following the deed restrictions, taking pride in your investment by maintaining your property, respecting your neighbors, continuing or becoming a paid member of the HOA, and being involved in the community, are just a few ways you can do that.

Thank you to the homeowners and residents of Indian Ridge who continue to, or who have begun to, take pride in their homes!

We would also like to welcome all of our new homeowners to the community and hope that you find Indian Ridge a place you are happy to call home. Please don't hesitate to contact the HOA with any questions or concerns that you may have. The General Membership meetings are a good way to meet your Board of Directors and fellow homeowners, hear what's going on in the community, and become involved with the HOA!



Ace Hardware has opened at 7848 W.Irlo Bronson Hwy., in the Formosa Gardens Shopping Center, between Subway and Winn Dixie. (The old Centre Care)

Just let them know you live in Indian Ridge and you will receive a 10% discount!

Store Hours: Monday – Saturday: 7am – 7pm
Sunday: 9am - 5pm

Phone: 407-507-3910