

# The Trailblazer

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## INDIAN RIDGE HOMEOWNERS ASSOCIATION

Spring 2015

Hello Residents,

It has been an interesting first few months as the Indian Ridge HOA President. I would like to say thanks to Lisa Molina-Saunders. She has been a long time board member, served as Vice President and for the past few years as President. She did an excellent job keeping things up and I hope I can continue the good work.

We have added several new board members at the beginning of the year, and they have all stepped in and helped. We have several tasks we are working on for 2015 and can always use volunteers. This is part time for all of us as we all have full time jobs, so we are always looking for suggestions and help. Since taking over as President I have met so many more residents than I had before and I appreciate the continued support.

For those with children our yearly Easter Egg Hunt and Party is always a big hit. This year it falls on Saturday, April 4th at noon. Please bring a small bag or basket for the egg hunt. Remember this is funded by the HOA dues and you need to be a member in good standing. We have found many residents didn't receive their statements because the email found its way into their spam filters. So if you are unsure, please check your records. We'd prefer these be paid prior to the 4th so time isn't taken away from the fun.

I look forward to seeing many of you at the April 4th Easter Party and April 8th meeting. Please note that there will be a Meet and Greet from 6:30p-7:00p to meet your neighbors and catch up.

Respectfully,

Les Nedbalek

Indian Ridge HOA Account:  
\$ 42,340.49

### Calendar

Children's Easter Egg  
Hunt and Pizza Party  
April 4, 2015  
12:00 p.m.

General Membership  
Meeting  
April 8, 2015  
7:00 p.m.

**Meet and Greet  
6:30 p.m. (food and  
drinks provided)**

Community Yard Sale  
May 2nd & 3rd

## See something? Say something!

We are asking the residents of Indian Ridge to be pro-active and report any suspicious or unlawful activity to the Sheriff's Department, as well as the HOA. We need everyone's help to keep our neighborhood safe and free of criminal or unlaw-

ful activity.

Osceola Sheriff's Office  
Non-Emergency number is  
407-348-2222. If you  
see drug activity you can  
call 407-348-1174 to  
make an anonymous re-  
port.

## Community Project Updates

The long awaited repair and painting of the wall located at the back of the community along Connector Road has been completed.

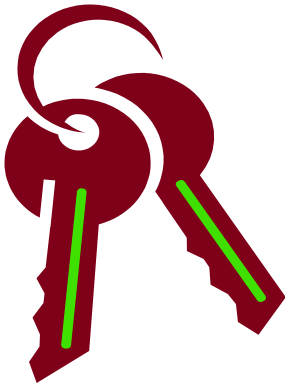
Everyone who lives along the perimeter walls are required to maintain the inside of the wall. Those who have not painted the inside with the

approved color will be receiving notice that it needs to be completed. Thank you to everyone who has already completed their painting.

Rotted wood in the pool cabana area has been removed and replaced.

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## Pool and Tennis Court Keys

As Reported in the Fall Trailblazer, we are currently working on replacing the locks at the pool and tennis courts to an electronic key system. We had hoped to have this implemented during the winter months, but it has not been done. It is still being evaluated and we hope to implement this summer. There will be signs posted at the pool and tennis courts for 30 days prior

to the change as well as the website.

We will also send out an email to members that have provided us with a current email address.

Please keep in mind that we are in the initial stages and will need Osceola County Management approval to spend the funds from the 2014-2015 MSTU budget.

We just want to make sure everyone is aware that we are in the process and to be prepared to get new keys. Distribution method has not been determined yet, so stay tuned and watch the website.



## Parking in Indian Ridge

Just a reminder to our residents that there is **no parking on the street or in 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](http://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.

## 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.

## 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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## Deed Restrictions and Violations

### LAWNS AND LANDSCAPING

Spring is here. Time to start cutting grass, trimming trees, hedges, etc.

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.

### 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](mailto:indianridgehoaviolations@gmail.com)**

**PLEASE DO NOT USE OUR EXISTING SIGNAGE TO ATTACH YOUR SIGNAGE TO, AND REMEMBER TO PICK UP YOUR SIGNS AFTER YOUR EVENT OR SALE. ONLY FREE STANDING SIGNS ARE ALLOWED. PLACING SIGNS ON STOP SIGNS OR MAILBOXES IS AGAINST THE LAW AND SUBJECT TO FINES.**

## Spring Community Yard Sale - May 2nd & 3rd

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.**

## 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.