

The Ridge Report

Volume 7, Issue 1

A Yearly Newsletter for Residents of The Ridge & The Highlands at The Ridge

Spring 2015



The Annual Ridge 'MEET & GREET'

Saturday, June 27
5:00 – 9:00 PM

The Ridge Pool Clubhouse
All food & drinks are supplied

Come out and meet your neighbors!!

TENNIS COURT

- The tennis court is for use by residents of The Ridge & their guests **while accompanied** by a resident
- The court is to be used **for playing tennis only**
- Children must be accompanied by an adult
- At no time are animals, bikes, skateboards, basketballs, etc allowed on the court
- **Proper tennis shoes** must be worn at all times to protect the court's surface
- Please limit your playing time to 1 hr. when others are waiting

The combination to the gate lock is **2-6-4-3**. Dial the code, push in and the lock should open. Please be sure to **relock the gate** when you leave.

Looking for someone to play tennis with? Email ...

- Your Level Of Play
- Days/Times Available
- Contact Email & Phone

to theridgecommunity@gmail.com
A list will be compiled & posted on the community website

PARKING

As per The Ridge bylaws, there is **no parking on the street from midnight to daybreak**. Overnight/overflow parking is permitted at the clubhouse for a maximum of 48 hrs/vehicle. Cars violating these rules are **subject to being towed at the owners expense!**

For residents of the Highlands, please be respectful of your neighbors parking spot & direct your guests where to park when they come to visit

No **commercial vehicles** may be parked **ANYWHERE** in the community overnight

SCHOOL BUS PICKUP/DROP OFF

If your child gets picked up at the entrance to our development by a school bus & you wait with them, **please do not park in the exit or entrance lanes or block the mailboxes!**

TRASH & RECYCLING SERVICES

Trash is picked up weekly on Monday mornings; recycling is picked up **every other** Monday morning

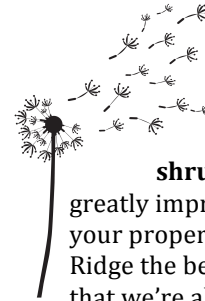
If you need a recycling container, contact Econo-Haul 302-366-7630

DOGS

Just a friendly reminder that all dogs must be kept on a leash & please, **pick up after your dog!!** It's **THE LAW** & it's **respectful** to the other residents! Pet waste bag dispensers have been installed for your convenience, **PLEASE use them, Violators will be assessed a \$50 fine**



WEEDS



Please keep all **beds on your property** free of weeds & the **shrubs trimmed**. This will greatly improve the appearance of your property & help keep The Ridge the beautiful community that we're all proud to call home!

YARD WASTE

Yard waste may be disposed of for **FREE** at the following location:

**Polly Drummond Hill
Community Yard Waste Site**

Across from the Judge Morris Estate on Polly Drummond Hill Rd.

What is considered yard waste?

- Grass, leaves, prunings
- Brush & shrubs
- Tree limbs up to 4" in diameter
- Christmas trees

Loose yard waste only, no bags.
Open Wed-Sun 8:00 am to sunset

For more information contact DNREC
www.dnrec.delaware.gov/yardwaste
(302) 739-9403

PLEASE SLOW DOWN

We want **all** of our residents to be safe in our community... children are playing outside, people are exercising & walking their dogs... **drivers please slow down!!** Parents, please remind your children to be careful when playing outside, especially while riding bikes, skateboards, scooters, etc., there are many blind curves and we don't want any accidents!



POOL

The pool will be open May 23-Sept 27

A few friendly reminders:



- There is no lifeguard, **SWIM AT YOUR OWN RISK!**
- The pool is open for all ages from 9:00 am – 7:00 pm. Anyone under 21 must be accompanied by an adult homeowner
- The pool is reserved for ADULTS 21 & over from 7:00-11:00 pm
- Clubhouse & pool access doors automatically lock @ 11:00 pm & the **alarm activates**
- Children not potty trained must wear swim diapers
- Strollers, play-pens & animals not permitted at the pool or in the clubhouse
- Rafts & innertubes not permitted in the pool

A list of pool rules are posted on the website, in the clubhouse & on the fence surrounding the pool.

Please familiarize yourself & abide by them out of respect for all residents.

Violators will have their scan cards deactivated.

Smoking @ the pool



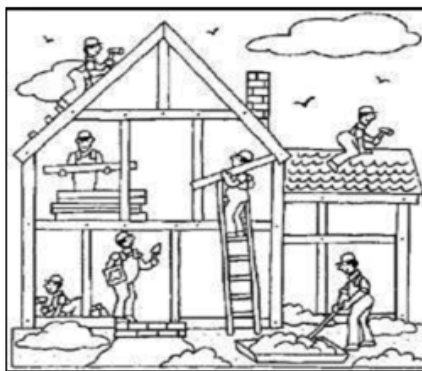
If you smoke while at the pool, please be aware & respectful of your neighbors so they too can enjoy their time at the pool. Also, please ensure that all cigarettes are **completely extinguished** before disposing of them in the trash can

VIDEO SURVEILLANCE

For safety measures our community is monitored via video surveillance. Please report any suspicious activity by calling 911



BUILDING MAINTENANCE



Approved Housing Materials & Exterior Improvements Approvals

All exterior work (including but not limited to painting, roofs, windows, etc) must be approved **prior to** starting by submitting an Architectural Work Request form. The form, as well as a listing of all **board approved architectural materials**, can be found on The Ridge Community website under the **Pages & Links** tab or by contacting Mastriana Property Management.

Any work performed without prior approval &/or found to be utilizing non-approved materials will need to be replaced by & **at the expense of the owner.**

COMMUNITY GARAGE SALE



We had such a great turnout for the community garage sale in April we're going to hold another one in the fall! Keep up-to-date on the details by signing up to receive community emails, see details in box to the right!

COMMUNITY FINANCES

The Ridge Maintenance Corporation operating funds at M&T Bank as of 4/30/15 is \$12,556.95

The reserve account at M&T Bank as of 4/30/15 is \$260,923.83

We are building this reserve for the maintenance of the community and roads



MONTHLY DUES

The monthly maintenance fee of \$150 is **due on the first of the month**. Dues not received by the 15th of the month are subject to a **5% late fee**. Fees that are more than 2 months delinquent will result in your scan card being deactivated resulting in loss of access to the clubhouse & pool

Save a stamp & envelope, send your dues **electronically** via online banking or you can send a check to:

Mastriana Property Management
PO Box 562
Hockessin, DE 19707

The Ridge Community **is professionally managed by:**

Mastriana Property Mngmt, Inc.
5500 Skyline Dr, Ste 6
Wilmington, DE 19808-1772
(302) 234-4860
mastrianapropmgt@aol.com

Please address ANY & ALL questions or concerns to Mastriana Management NOT a board member!

Keep up-to-date with what's happening in the community...send your name, address & phone number to:

theridgecommunity@gmail.com

(Your information will not be given out or used for **anything** other than community communications)

& visit the community website:

www.neighborhoodlink.com/Ridge

The Ridge Board Members

Under Article V of The Ridge Maintenance Corporation, By-Laws sections 6.2.2, 6.2.3, 6.2.4 and 6.2.5, the duties of the board officers are outlined. The By-Laws call for FOUR (4) board members, as listed, who represent your interests:

Darrel Bondrowski..... President
705 Ashland Ct

Bo Upton..... Vice President
601 Brill Ct

Larry Maguire.....Treasurer
904 Glen Falls Ct

Clayton Wilhelm.....Secretary
606 Brill Ct

Robin Densten..... Member-at-large
1205 Campwoods Ct