



# TRHOA E-Mail Newsletter

APRIL 24, 2005

VOLUME 1, NUMBER 2

## Important Dates:

### May 21–

#### Neighborhood

**Clean-Up Day;** 8:30 – 9:30 am start at Margarita Rock's; 1:00 pm picnic at Shari & Chuck Nelsons; 8:00 Bonfire at TBD.

**August 13 –** Block Party Picnic 1:00 pm – ?

### November 2 –

Association Meeting 6:30-8:00 pm; The Barn at The Fields.

## Board Members:

*Rita Garcia, President*

*Ron Ibarra, Vice-President &*

*Secretary*

*Julie Fliflet, Treasurer*

*Bob Snyder, Architecture &*

*Wastewater System*

Web sites:

[www.neighborlink.com/lake](http://www.neighborlink.com/lake)

[elmo/tanaridgehoa/](http://elmo/tanaridgehoa/)

[www.lakeelmo.org](http://www.lakeelmo.org)

[www.co.washington.mn.us/](http://www.co.washington.mn.us/)

[www.metrocouncil.org](http://www.metrocouncil.org)

## Questions or Comments?

*Please call Rita Garcia at*

651.351.7665.

## Tana Ridge Home Owners' Association Meeting Minutes:

April 20, 2005; The Fields Barn; 6:30-8:00 pm

### In Attendance:

Doug and Julie Dillon, Barbie Fedorowski, Julie and Todd Fliflet, Mark Gaertner, Greg Heinsch, Gary and Nancy Hirt, Jim Hunter, Rita Garcia and Ron Ibarra, Chuck Nelson, Margarita Rock, Bob Snyder, Lydia Weber, Brian Young.

### Financial Report:

 Julie Fliflet, Treasurer

Presented the 2005 Revised budget:

- Wastewater system (septic systems) monthly cost has increased from \$17.00 to \$25.00/home;
- Fees are paid to The Fields of Saint Croix as managing agent of the system;
- Future upgrade and disaster recovery escrow is held by The Fields;
- Previous landscaping service price was outside of competitive market price;
- Negotiating a new annual contract with equal level of service with expense reduction of approximately \$3,396/year;
- Revised 2005 budget now reflects a net escrow of \$2,842 with an ending escrow of \$6,251.91

### Waste Water System:

 Bob Snyder, Architecture & Wastewater System

System Overview & Discussion:

- Monthly cost has increased due a request from the Minnesota Pollution Control Agency for – 24 hour redundant escalation process; monitoring well compliance; upgrading to a more robust computer system; and establishing a maintenance escrow;
- Currently monitoring wells are dry putting in question the flow of the system creating an EPA concern;
- The Wastewater System Committee, with Tana Ridge membership, will meet on a regular basis to discuss investment & maintenance;
- A Quarterly WasteWater System Newsletter publication will be launched in May, 2005 to inform residents.

### Amendment of Bylaws:

 Rita Garcia, President,

An update of the Association bylaws was presented to address the new configuration of the community. Bylaws changes were sent to the residents prior to the meeting and presented for vote. With a quorum in attendance and proxy votes provided, 100% of all proposed bylaw changes were passed.

Bylaws changes included:

- Article II, section 5: motioned by Ron Ibarra, seconded by Nancy Hirt, Carried!
- Article IV, entirety: motioned by Doug Dillon, seconded by Ron Ibarra, Carried!
- Article V, section 1: motioned by Nancy Hirt, seconded by Julie Fliflet, Carried!
- Article VI, section 1: motioned by Jim Hunter, seconded by Bob Snyder, Carried!
- Article VII, section 3: motioned by Gary Hirt, seconded by Margarita Rock, Carried!
- Article VIII, section 3: motioned by Jim Hunter, seconded by Greg Heinsch, Carried!
- Article VIII, section 8: motioned by Gary Hirt, seconded by Lydia Weber, Carried?
- Article IX: motioned by Barbie Fedorowski, seconded by Jim Hunter, Carried!
- Article XI: motioned by Greg Heinsch, seconded by Margarita Rock, Carried!

The By-laws were updated with unanimous vote. An updated version of the bylaws will be distributed to residents electronically. An electronic and hard copy will be held on file with the Vice-President.

### Board Configuration Changes.

 Rita Garcia, President

Joe Hartman tendered his resignation of service as Secretary of the Board. We thank you Joe for your service and support of the community.

Resolution and upgraded bylaws, resignation of the Secretary, and need for wastewater system involvement have resulted in changes in the Board of Directors.

The following resolutions and actions have been taken:

- Vice-President & Secretary combined to finish 2005;
- Officers will be elected in staggered two year terms:
  - **Architecture & Waste Water Management** and **Vice President / Secretary**, elected for 2006-2008 term;
  - **President** and **Treasurer** elected for 2007-2009 term.

Note: the Secretary role can be separated if desired.

### **Tana Ridge Communication.** Rita Garcia, President

A free website has been established for Tana Ridge HOA. This is provided by a service called "Neighborhood Link" that was set up to build the strength of communities through communication. The Tana Ridge Home Owners Association is eligible for use of the site without charge. Please, take a look at it, sign on as a **member** and consider setting up a family web site.

- Check it out at [www.neighborhoodlink.com/lakeelmo/tanaridgehoa/](http://www.neighborhoodlink.com/lakeelmo/tanaridgehoa/)

We are seeking **Web Site Committee volunteers**, adults and children, for a committee to decide what should be contained on the web site, develop the content and to help people get online. Please, send an email if you are interested!

### **Parks & Grounds.** Ron Ibarra, Vice President / Secretary

"Good News" status:

1. Line of credit has been re-instated for park area development;
2. Developer Bob Engstrom will kill weeds;
3. City Park Board will assume responsibility for grading, seeding, laying the field and maintenance;
4. Area will be completed by Fall of 2005;
5. Gas Facility eyesore will be landscaped this year by the gas company;
6. Membership Meeting Location: The Barn, courtesy of The Fields, can be used twice a year for HOA meetings (March and November).



### **Tana Ridge Clean-Up Day, May 21st.**

Tana Ridge Clean-Up day provides an opportunity for neighbors to join together to improve our grounds. This year there will be a lot of focus on the out lots – including the area off of 50<sup>th</sup> street. The clean-up activities will include:

- \* Raking beds and trimming edges
- \* Garbage pick-up across the entire area
- \* Out lot clean-up at the corner of 50<sup>th</sup> & Lily Ave
- \* Barbed wire clean up throughout the out lots

Please bring with you: **gloves; eye wear; heavy garbage bags; and rakes.**

This effort includes both adults and children. The following is the day's schedule:

- 8:30 am** – lite breakfast at Rocks' with Bloody Marys by Fedorowskis  
(get your work assignments & set up crews)
- 12:00 pm** – run to the Washington County Fairground collection site
- 1:00 pm** – Barbeque at the Nelsons (bring your own to grill & drink;  
contribute side dish)
- 8:00 pm** – Bonfire tentative; location TBD.

### **Open Discussion & Actions:**

1. Need volunteers to design & populate our new website.
2. Need volunteers to plan the Tana Ridge Picnic.
3. Need a family to volunteer to host the August Tana Ridge picnic.
4. Move Brian Young e-mail to home site. – **R. Garcia**

5. Need information on what requires architecture approval e.g. decks; and with guidelines. – **B. Snyder**
6. Recognizing the Park baseball diamond is not a regular field, what exactly constitutes “team practice”? – **R. Ibarra**
7. Barbwire is strewn through our fields constituting a hazard for residents and animals. Can we incorporate removal of hazards on Clean-up Day? – **R. Garcia** to incorporate & follow-up on boundaries
8. One to six trailers are parked by The Fields I septic. What can be done to remove the eyesore? - **R. Garcia** to follow-up with city. Neighbors will be provided information to participate in resolution.
9. Prairie maintenance controlled burn & seeding proposals sought – **R. Garcia**

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[www.co.washington.mn.us/](http://www.co.washington.mn.us/)

<http://www.metrocouncil.org/planning/stcroixvalley/stcroixdev.htm>