

Front Entrance News



For years the front entrance has been a concern for the homeowners of Ridaught Landing Three and the Board of Directors. The information we have gathered indicates that in 1997 the builders transferred the upkeep of the front entrance to the Ridaught Landing Three Association. The homeowners of Three have been incurring the cost of the front entrance ever since. The cost per year, according to past financial records:

\$2,305 in 2001
\$4,755 in 2002
No records for 2003
\$13,550 in 2004
\$3,090 in 2005
\$3,165 in 2006
\$3,310 in 2007

The cost includes lawn maintenance, the sign, the irrigation system and electricity. Twice the irrigation system was "up and running" according to previous documents from the board or property management and twice new accounts have been established with Clay Electric. Currently the irrigation system is not operable and we have been paying \$10.33 per month for an irrigation meter that has not been utilized.

The front entrance is not owned by the HOA and according to the Property Appraisers Office there are two separate owners, one for each side. Records indicate that letters were sent by the 2006 President to the owners seeking permission for the HOA to continue upkeep and maintenance of the front entrance and also to absolve the Association and its assigns from damages that may arise. There is no record of any response from the owners. Until it can be determined who is truly responsible for the upkeep and maintenance, the board has decided to continue to only have the front entrance mowed and to upkeep the beds @ a cost of \$85 per month. The electricity will be cancelled. Our other alternative is to do nothing and let the front become over-grown to the point that County Code Enforcement steps in. As homeowners ourselves, we would like to have a nice looking front entrance that represents our community.

As for the sign, county engineering has been contacted and according to them the front sign will not have to be moved back when the widening of CR220 begins within the next month or so. But, according to the previous board it is to be moved. Should it have to be moved, the county will incur the cost for the sign, but the HOA will incur the cost of having to replant the shrubbery etc. At that time the board will ask for volunteers to help in order to keep the cost to a minimum.

Calls have been placed to the builder, Hutson Land Group, in hopes that answers can be obtained and the issue of who is responsible for the front entrance can be put to rest. Calls have also been placed to Planning and Zoning and the Property Appraisers Office. If any past board member has information pertaining to the front entrance, please contact CMC or email the information to the Association President, Pam Golemme @

hoa2008prez@bellsouth.net.

The Board welcomes suggestions from the homeowners as to a solution for having a nice entrance to drive through without major cost.

Architectural Control Committee and Violation Letters

In the previous newsletter the board had asked for volunteers from the homeowners to serve on the Architectural Control Committee. We did not receive any applications, therefore the duties of the ACC will remain with the five board members. The duty of the ACC is to review and approve/decline items pertaining to Article V of the Covenants and Restrictions. This includes outbuildings, swimming pools, driveways, fences, recreational & commercial vehicles, signs and additions to the home. The request form for property improvement can be found on the website www.ridaughtlanding.com or you may request one by emailing a board member. The covenants and restrictions may be obtained the same way. Homeowners are not required to obtain permission

before painting, re-siding or bricking their home, but the covenants and restrictions do state in Article V Section 21, "Every house and lot shall be maintained so as to present a pleasing appearance". Please keep this in mind when choosing your color scheme.

There are some covenant and restriction rules that are also under the jurisdiction of County Code Enforcement. These include but are not limited to—overgrowth of lot, structures (outbuildings, additions and pools), fences, and vehicles (recreational, junk, and commercial)—boats fall under the category of vehicles. Currently when the property manager does a drive-through of the community and notes violations of the restrictions, a 3 step violation letter notification is started. In the past the associations only recourse

was to issue the violation letters, but the process usually went no further. The board does have the option to seek legal action against homeowners for non-compliance, but this is rather costly. So, the current board has established that once the homeowner has received the third violation letter and is still non-compliant the infraction will be reported to County Code Enforcement. Whereas, the board can not fine homeowners for restriction violations, code enforcement can fine for code violations. Homeowners may also contact County Code Enforcement @ 269-6310 to report code violations. Together, the HOA board and the homeowners, can work to ensure we all live in a nice, clean, well-kept community that others will want to live in and can be proud to call "Home".

Let's work together to improve our Ridaught Landing Community!
The only way to make a difference is to get involved.