

ROLLING RIDGE

NEWSLETTER

SUBDIVISION ASSUMES CONTROL OF HOA

At the annual meeting on 16 May, the builder turned over the Homeowners' Association (HOA) to the homeowners. Those that were present then nominated & elected a new Board of Directors (BOD). Those elected were JB Whitten, Ginger Kraft, and Calvin Collins. After the meeting, the 3 of them selected JB as the President of the HOA, Ginger as the Vice-President, and Calvin as the Treasurer/Secretary. We wanted to get this newsletter out to communicate what is going on and what will be done in terms of by-laws enforcement.



Rolling Ridge Subdivision, Crestview, Florida

First and foremost, we have terminated our contract with the previous property manager and will attempt to manage on our own, potentially saving us \$10,000 a year.

Secondly, we are working with our current attorney to clean up all litigations. Then, we will determine to continue to use him or contract with a new attorney. We have reviewed our needs to the landscaper, but have not made a commitment to renew their contract until we see if they, in fact, can meet our needs. We had our first BOD's meeting on 2 June and although minutes will not be approved until our next meeting, we did appoint an Architectural Review Committee (ARC) consisting of Ian Gardner as the chairman and Amanda Goeppinger, Lorie Koontz, and Pierce Cogburn as members. We also eliminated the \$150 home improvement filing fee, but the need still exists to file the paperwork far enough in advance so that the ARC can review and approve or disapprove it BEFORE construction begins. For specific directions, please see the article on the bottom of this page. Lastly, we developed a web-site at: http://www.neighborhoodlink.com/.Rolling_Ridge_Subdivision.

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Special points of interest:

- * There is a drought, but don't let your yards DIE.
- * Slow down—this is OUR neighborhood!
- * Use our new web-site to stay informed.
Register and sign in to join the neighborhood.

ARC GUIDELINES

WHAT TO FILE

File the ARC request form available on the HOA web-site. Merely, download it, fill it out, and mail it to Rolling Ridge ARC, 2260 Ferdon Blvd., PMB # 27, Crestview, FL 32536.

Note: There is no filing fee.

WHEN TO FILE

File your ARC request form far enough in advance that the ARC can review it and approve or disapprove it BEFORE any construction begins.

WHAT THEN?

Wait for your written form back with ARC action. If you do not hear from them within 2 weeks, contact the BOD at 850-665-7681.

ROLLING RIDGE HOMEOWNERS' ASSOCIATION

2260 Ferdon Blvd.
PMB # 27
Crestview, FL 32536
Tel.: 850-665-7681

June Newsletter

We're on the web:
[http://
www.neighborhoodlink.com/
Rolling_Ridge_Subdivision](http://www.neighborhoodlink.com/Rolling_Ridge_Subdivision)

**The next BOD meeting is 7
July @ 7:30 PM in the
American Red Cross
Conference Room.**

Note: We would like this to be the first and last paper issue of our newsletter. If everyone signs up on our web-site (see address to the left), in the future, we will publish the newsletter on-line and save all of us monies that can be better used elsewhere. To view the contents on our web page (by-laws, minutes, financial reports, etc.), merely click on the "Add Yourself Now" and fill out the profile.

JB, Ginger, and Calvin

WRAPPING UP

We, the BOD, would like to share with you some of the concerns that we have about the neighborhood. First and foremost, we are pursuing correction to the notorious "sign" lot. A representative of the company that leases that lot will be back in touch with us for solutions after they visit the area and come up with a proposal. We have not dropped the pursuit for a public park. If we can find the right real estate, we can possibly use some of the savings from not using a property manager to go towards building a park. We are also very concerned about safety in the neighborhood. We have some of the most precious resources in the world right here in our neighborhood—our children. And yet, we continue to have a bevy of speeders. We will contact the local police for help in halting this, but in the meantime, slow down!

Lastly, we would like to see everyone comply with the by-laws that say that we do NOT keep trailers, boats, and RVs on our property, that we do not damage our common areas by parking on them, and that we use unseen areas for storing items such as trash cans, storage containers, and other such things. Lawns should be maintained so as to have grass and kept mowed and as green as possible considering the ongoing water shortage. You should read this as the guidance that we have given to the newly formed ARC when they do drive-by inspections. They are empowered to issue citations and we ask that you take it in the spirit that they are intended; to protect all of our property values.