

A U T U M N 2 0 1 2

# the CRYSTAL RIDGE

Community Newsletter



## LET THERE BE LIGHT!

As many Crystal Ridge residents are gearing up to adorn their homes with Christmas lights and decorations, all CR residents will soon have a light to be enjoyed year round. Through collaboration with the City of Bridgeport, an agreement has been reached for a streetlamp to be installed to illuminate the intersection of Emerald Drive/U.S. Rt. 50. A date of installation is not yet known but is anticipated in the near future!

Thanks for coming out!

To all who participated in the Crystal Ridge neighborhood yard sale held this past September, thanks for making it a great success! Based on numerous accounts, several homeowners had great success in thinning out their junk piles and making some extra cash. Don't forget to plan ahead for next year's annual sale and remember – *one man's trash is another man's treasure!*

## A word from the president...

Happy holidays from the HOA Board of Directors (BOD)! As the BOD heads toward the end of 2012, we look back and are proud of all that has been accomplished over the past ten months. We look forward to sharing an overview at the annual HOA meeting in January and hope that all homeowners will make an effort to attend. The date, time, and location will be announced as soon as it is scheduled. During that meeting, the neighborhood will elect the BOD members for 2013. The BOD is made up of seven members who then elect the officers and determine who will serve on the various committees. I encourage every homeowner to seriously consider serving on the BOD and playing an active role in your neighborhood. I look forward to seeing all of you at the meeting.

**- John Strong, HOA President**



## FOR YOUR INFORMATION...

### Have a change in mind?

When planning improvements, alterations or additions to your property (fences, pools, decks, trash can storage areas, etc.), please follow the proper procedures laid out by the Crystal Ridge covenants. An "Application for Architectural Change" will need to be completed and turned in to Architectural Review Committee (ARC) Lead John Minnocci ([minnocci3@gmail.com](mailto:minnocci3@gmail.com)) for review by the ARC. Please attach a sketch of the proposed alteration and include any details such as size, color, materials, etc. You must include a copy of your plat and indicate exactly where the improvement will be located. You will be notified in writing of the committee's decision within sixty (60) days of receipt. If you would like your request reviewed for approval within a specific month, it must be submitted by the 1st day of that month. Applications received after the 1st will be reviewed the following month. You are requested to obtain signatures of at least four (4) property owners who are most affected because they are adjacent and/or have a view of your change. If a neighbor disapproves, please indicate the reason for their disapproval in the comments section. Feel free to reach out to John Minnocci with any questions.

### Look out for each other...

We all enjoy our neighborhood being safe and want it to stay that way. Please don't hesitate to report any suspicious activity or questionable presences to appropriate authorities and other homeowners. If we all communicate, we can make a huge impact using just our eyes and ears.

### We'd hate to see you go...

If you're relocating and planning to sell your home in Crystal Ridge, please be sure to notify your sales agent that your home is located within the Crystal Ridge HOA, and provide them with the management company's contact information – Clagett Management, 142 N. Queen Street, Martinsburg, WV 25401, 304-596-6630. Our representative's name is Heather Field. Once contacted, Clagett will then provide the settlement company with all information required in order to smoothly transfer the property's HOA account to the new owner.







## THE ROADS OF CRYSTAL RIDGE

As many have noticed, the unsightly 'No Parking' signs throughout Crystal Ridge have been removed. While this action is an aesthetic improvement, it is not an indication that parking is now without rule. Working in cooperation with the HOA, the City of Bridgeport removed the signs with the understanding that common sense and parking etiquette would prevail. Legally, the City of Bridgeport has every right to enforce "no parking" and to have the signs displayed. The roads in the Crystal Ridge development are not wide enough according to law to have parking on the streets. The Board of Directors asks that everyone use good judgment in regard to temporarily parking on the street. For example, please **do not** park in the street during inclement weather or pending inclement weather, block or make it difficult for your

neighbor to get in and out of their driveway, make the street your permanent parking place, or leave your vehicle in the street when you are out of town. Remember, the law is **not** on the side of parking on the street. If parking on the street becomes a problem, or if the City receives complaints from the city workers maintaining our roads, the sanitation department, or others, it will have to enforce it's own law. Lastly, the Board of Directors has been asked to remind everyone to please keep their speed down when driving through the development, especially down the hills. Though we may occasionally be in a hurry or running a few minutes behind, having a traffic incident involving a neighbor's property, a pet, or a pedestrian is simply not worth the few seconds that may be spared while speeding. Please contact a board member with any questions or concerns.



## HOA Board Members

John Strong, President, [johnastrong@aol.com](mailto:johnastrong@aol.com)

Maribeth Beckner, Vice President, [mbbeckner@yahoo.com](mailto:mbbeckner@yahoo.com)

Stephen Chambers, Secretary, [laurelandstephen@gmail.com](mailto:laurelandstephen@gmail.com)

Jeff Wright, Treasurer, [jlwright1962@msn.com](mailto:jlwright1962@msn.com)

John Minnocci, ARC leader, [minnocci3@gmail.com](mailto:minnocci3@gmail.com)

Roberta Dunn, [robertadwv@aol.com](mailto:robertadwv@aol.com)

Randy Zirkle, [rzirkler@gmail.com](mailto:rzirkler@gmail.com)