

South Ridge Homeowners' Association of Winterville, Inc.

SPRING 2014

The mission of the South Ridge Homeowners Association of Winterville (SRHOA) is to enhance our friendly neighborhood by enforcing the Restrictive Covenants in order to maintain high property values for all residents.

*South Ridge
Homeowners'
Association
Of Winterville, Inc.
P.O. Box 1283
Winterville, NC 28590*

South Ridge Board Members

*Nadine Binkley
(252) 756-5636*

*Jean Spong
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*Crystal Laremore
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Officers:

*Julie Tucker –
President*

252-321-5989

*Pam Sides –
Vice President*

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*Bob Daniels -
Treasurer*

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*Dawn Poaletti -
Secretary*

(252) 916-5039

Hello South Ridge Neighbors,

I hope this newsletter finds all of you as ready for spring as your Board of Directors. We have a lot to look forward to as the warmer weather approaches due to the hard work of the Board who is constantly seeking ways to keep your property values high.

The Board has voted to employ "Russell Property Management" beginning April 1, 2014 to maintain the enforcement of our Covenants and "rules" in South Ridge. We talked with several companies before deciding to go with Mr. Rocky Russell's team and feel our choice was the best for our community.

This decision was made for several reasons. Your neighbors on the Board volunteer their time tirelessly to manage our HOA. While the majority of your neighbors with covenant infractions have been most pleasant in making timely corrections, others have not been as respectful. The Board members should not have to tolerate this kind of abuse. Secondly, the Board desired to have professionals who are most legally knowledgeable involved with the enforcement of the covenants and "rules". Lastly, and I hope all of you will take this to heart, especially with the upcoming Annual Meeting in April in mind, the Board has been underwhelmed by the lack of resident involvement in maintaining committees and having other volunteers to take action to make our neighborhood a safe, well maintained and pleasant community.

The Board is pleased that we will NOT need to increase your HOA dues for this year in order to secure Russell Property Management from April 1, 2014 to December 31, 2014. So that we may cover these additional expenses, we will not have a Christmas get together or offer gift baskets to new neighbors. However, dues for 2015 will be \$110 per unit. Please, keep in mind that the dues for South Ridge have remained at \$50 per unit since the neighborhood was established in October of 1999. No officers or Board members have ever been compensated financially for their time while serving you, the residents of South Ridge.

Please, take time to read and understand the new "rules" that will take effect and be enforced beginning on April 1, 2014 found in this newsletter. The Board spent hours formulating these "rules" for the betterment of our community and they are viable and legal.

I am looking forward to seeing you at the Annual Meeting on April 8, 2014 at 7:00 pm at the Moose Lodge and wishing for you and your family a happy spring in the best neighborhood in the Winterville Community, South Ridge.

Most sincerely,
Julie

NEW RULES

In addition to the recorded Restrictive Covenants for South Ridge Homeowners Association of Winterville, Inc., the following rules will begin to be enforced effective April 1, 2014:

- **No parking on the grass.**
- **All residents, visitors and guests should fill available driveway space first before temporary street parking will be allowed.**
- **No disabled vehicles shall remain on the property or on the street for more than 10 days including but not limited to broken windows, flat tires, etc.**
- **Stored vehicles must be placed in a garage.**
- **Mailboxes must be maintained with proper doors, a clean appearance and legible addresses, numbers and letters.**
- **Pet owners must pick up and properly dispose of animal waste.**
- **All shrubs, cultivated vines and living plants shall be maintained in a pruned not overgrown manner. Dead shrubs, vines and weeds shall be removed from the property.**
- **Perimeter Fencing shall be maintained on both sides by the property owner.**
- **Home exterior must not have mildew, broken screens, missing shutters or broken fencing.**
- **All garbage and recycle containers must not be visible from the side or front of any residence.**

REMINDERS

1. The SRHOA Covenants supersede the Winterville Ordinances. South Ridge residents, including renters, must abide by the Covenants of the SRHOA not just the Winterville Ordinances.
2. Temporary structures must be approved by the Architectural Committee as well as permanent structures.
3. Satellite dishes must be located in the back yard.
4. Wooden fences may be replaced by white 6' PVC fencing that matches existing white fencing.

*Important
DATE!*

ANNUAL HOMEOWNERS MEETING:

The annual homeowners meeting is scheduled for **Tuesday, April 8, 2014** at 7:00 pm. This meeting will be held at the Moose Lodge on Reedy Branch Road (near the Cynthia Drive Entrance to our Subdivision).

Please plan to attend. We encourage all residents and owners to join us.

HELPFUL HOUSEHOLD HINTS....

Heloise's Window Cleaner

12 to 16 ounces water
1/2 cup white or apple cider vinegar
1/4 cup rubbing alcohol (70%)
1-2 drops blue or green food coloring, if desired
1-2 drops lavender, cinnamon, clove or orange essential oil.
Combine the ingredients and put into a labeled spray bottle.

Here's a hint: Use newspapers rather than paper towels, because they leave no lint and you are recycling!

1. Spray the newspaper first, then wipe down the window to avoid drips.
2. Wipe vertically one side of the window and horizontally on the other side so you will know which side a streak is on!

This bottle of nice-smelling window cleaner can cost as little as 25 cents and also works well on mirrors or glass shower doors.



Share your helpful hints for future newsletters by contacting a member of the board or email us at southridgehoa@hotmail.com

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SUMMER 2014

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Helen Parker (VP)
252-355-8080

Bob Daniels
(Treasurer)
252-439-0804

Starla Early
(Secretary)
252-916-4101

President's Message

I would like to wish happy summer greetings to all neighbors, homeowners and renters in South Ridge.

Thanks to all property owners who attended the special June 3, 2014 meeting to vote on the hiring of Russell Property Management for 2015. With the arrival of July the 4th, we should be reminded of how wonderful it is to live in a country where we have the right to vote which allows for due process to take effect. Whether you voted for or against the proposal, I personally thank you for taking the time to participate in the governing of our neighborhood.

I wish for all of us a wonderful summer in a great place to live and play — South Ridge.

Sincerely,

Julie Tucker

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Results Regarding Property Mgt.



Don't vote?
Don't complain.

On June 3rd, 2014, SRHOA members voted Rocky Russell Property Management (RPM) to perform property management duties for 2015.

****Note: A list of these duties can be provided upon request.*

There were a total of 53 votes cast. In order for the proposal to pass, a minimum of 36 votes had to be in favor. Members voted 38 "YES" and 15 "NO" for RPM to maintain our neighborhood entrances and help enforce the restrictive covenants. Please refer to Russell Property Management's website for further information.

<http://russellpm.com/hoa/south-ridge-homeowners-association-inc>



Don't let your mood
dictate your
manners.

Architectural Committee

Mike Buck

252-714-6943

Charles McGowan

252-413-7563

Mike Spong

252-341-4487

Reminder: New Rules

No parking on the grass. (All residents, visitors, and guests should fill available driveway space before parking temporarily on the street.)

No disabled vehicles shall remain on the property or on the street for more than 10 days including but not limited to broken windows, flat tires, etc.

Stored vehicles must be placed in a garage.

Only vehicles of 3/4 ton capacity or less shall be permitted to park in driveways or on the streets when driveways are full.

Mailboxes must be maintained with proper doors, a clean appearance and legible addresses, numbers and letters.

Maintain all shrubs, cultivated vines and living plants outside the home. Remove dead shrubs, vines and weeds from the property.

Perimeter fencing shall be maintained on both sides by the property owner.

Home exterior must not have mildew, broken screens, missing shutters or broken fencing.

All garbage and recycle containers must not be visible from the side or front of any residence.

Pet owners must pick up and properly dispose of animal waste.

Satellite dishes must be located in the backyard.

Temporary structures must be approved by the Architectural Committee as well as permanent structures. (SEE contact information on the left.)

Planning on Moving or Renting?



When any homeowner chooses to sell their property, a Disclosure Statement must be released to the potential buyer.

This statement offers valuable information regarding South Ridge's Homeowners' Association Bylaws and Covenants and should be included in the listing agreement.

When introducing yourself to a new neighbor, the Board would appreciate you letting newcomers know that we are governed by a set of covenants and rules which can be accessed online.

<http://russellpm.com/hoa/south-ridge-homeowners-association-inc>

Issues for Winterville Police

Dogs

§ 91.20 RUNNING AT LARGE OR CREATING A NUISANCE PROHIBITED.

(B) It shall be unlawful for any dog(s) or cat(s) to be running at large within the town.

(C8) Allowing or permitting an animal to bark, whine, howl or yowl in an excessive, continuous or untimely fashion, or to make other noise in such a manner so as to result in a serious annoyance or interference with the reasonable use and enjoyment of neighboring premises.

Concerns, Inquiries, or Suggestions

Share your concerns, inquiries, or helpful hints for future newsletters by contacting a member of the board or email us at southridgehoa@hotmail.com

If you would like to submit information to be included in the upcoming newsletter, please allow ample time for South Ridge board of directors to review your message and vote on its inclusion.



Summer Tips

A safe Summer starts with three tips...

1. Home

Homes are susceptible to break-ins during the summer. When planning to be out of town, please inform your neighbors and/or family so they can watch for suspicious activity. If you like to enjoy the summer at home, be cautious of criminals who pose as solicitors and look for easy targets.

2. Family

Planning to spend time outside means planning to spray yourself and your kids with insect repellent – repellents don't kill insects, but they can help reduce bites from mosquitoes, ticks, fleas and other bothersome bugs. Remove anything around your house that might attract insects, snakes, or rodents and keep grass cut during the summer months.

3. Emergency

ICE: There should be an 'in case of emergency' contact on your phone, so paramedics or other emergency personnel can access medical and emergency contact information immediately.

Fridge: Information about doctors and vets should be posted on your fridge, along with any other emergency information that a neighbor or a pet sitter should need.

Have a safe & enjoyable summer !

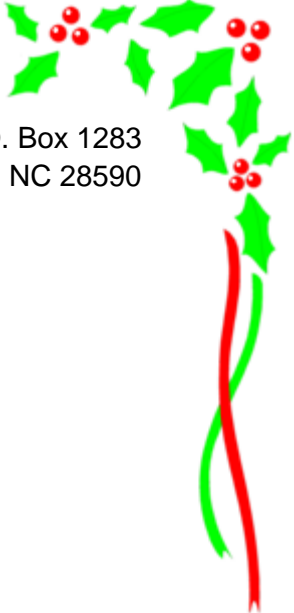
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President's Message

I would like to wish warm winter greetings to all neighbors, homeowners and renters in South Ridge.

The Board is very pleased with the services of Russell Property Management (RPM) towards enforcing our covenants and rules. Our neighborhood has never looked better and it is through the service of RPM that we are able to uphold our Mission Statement.

Our thankful gratitude also extends to you, the residents and owners of South Ridge properties, for your compliance with the covenants and rules. Each one of us contributes to the value of our neighbors' property by appropriately maintaining our own space.

May each of you share peace and happiness with your neighbors and families during the holiday season in our South Ridge community.

Happy Holidays,

Julie Tucker





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Perimeter fencing shall be maintained on both sides by the property owner.

Home exterior must not have mildew, broken screens, missing shutters or broken fencing.

All garbage and recycle containers must not be visible from the side or front of any residence. Recycling/trashcans need to be removed from the curb no later than the morning after pick up.

Pet owners must pick up and properly dispose of animal waste.

It shall be unlawful for any dog(s) or cat(s) to be running at large. Allowing a pet to bark, whine, or howl excessively is violating a City Ordinance.

Temporary structures must be approved by the Architectural Committee as well as permanent structures. (SEE contact information at the bottom).

The fine for violation of these rules is \$20 per day with an initial \$50 fine.

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