

FALL
2022

ELK RIDGE HEIGHTS
HOMEOWNERS'
ASSOCIATION

Community News



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ANNUAL MEETING NOV 28

Annual meeting will be held on Monday, **November 28, 2022, at 6:00-7:00PM via Zoom**. Watch for an email from WEB Properties with the agenda, 2023 budget and Zoom link in the week prior to the meeting.

SNOW SEASON REQUESTS

When possible, please avoid parking on the street to allow for street deicing and snow removal, and please do not blow or shovel snow from your property or sidewalks on to the street.

An update from the Board of Directors

Hello neighbors! Our focus this year has been to return to regular maintenance, which was disrupted during the pandemic. We have completed asphalt crack sealing, concrete repairs, and annual street sweeping, and worked with homeowners to improve maintenance of our hillsides. The feedback from the community has been positive as it helps improve the look of the community and increase home values.

One of the continued maintenance efforts has been our pond, waterfall and fountain features. Both pumps required extensive repairs, which were completed this spring, and more replacements of the fountain timer and valves were made later in the season.

To address speeding concerns, we have posted speed limit signs at both entrances and installed digital speed feedback signs in areas that were most prone to speeding.

Additionally, we strived to improve community communication via this newsletter and periodic updates from WEB Properties to proactively address issues that tend to come up each season. In response to requests, we have also developed a new policy for a community garage sale.

The Board has also looked at our dues process, as we were seeing a large number of delinquencies earlier in the year. With improved communication and a clear late fees policy, our past due accounts have been nearly eliminated. We appreciate everyone being prompt with your payments.

Recently, the Board approved our current lawn care and snow removal vendor EMP to continue the services for the upcoming winter and summer seasons. In addition to their competitive bid, EMP has been responsive to our needs and committed to working with us on improvements.

Looking ahead, we are obtaining bids to improve the front gate and school bus waiting area for increased safety. When further along, these plans will be shared with the community for feedback.

We want to extend a warm welcome to Emily Amsbaugh who will be taking over from Ron White as our HOA Manager at WEB Properties. You may reach Emily at emily@wpispo.com.

We welcome any thoughts or suggestions you have. You may reach us at any time by contacting WEB Properties.

We hope to see you at the annual meeting!

Board of Directors

Reminders...

OUT OF SIGHT, OUT OF MIND

Trash, recycling and yard bins are not allowed to be stored in the front or side of the house, unless they are screened and concealed from view. Bins may be placed curbside at 6:00pm the day before pickup and must be removed by 8:00pm on the day of pickup.

DRIVEWAY CORTESY

When picking up mail in your vehicle, please don't use your neighbors' driveways for turning around. This causes wear and tear on the driveway and adds maintenance costs for the homeowners.

JOIN THE GROUP

Have you joined the community Facebook group yet? In the Facebook search bar, search for Elk Ridge Heights Homeowner's Association, or click on this link: [facebook.com/groups/1806820996238581](https://www.facebook.com/groups/1806820996238581)



Snow maintenance plan

With winter weather just around the corner, we would like to share our plans for road maintenance and provide a few reminders that help us all to keep our roads clear.

Our first line of defense is proactive management. We work closely with our contractor to apply deicing when temperatures are expected to drop below freezing. New this year, we will be using granular deicing when temperatures drop to extremely low levels, making the liquid deicer not effective, and will be applying heavier deicing in certain areas.

Our contract calls for the streets to be cleared when there is 2-inch accumulation or more.

Until then, deicing is effective in clearing the roadways during the day.

When possible, please keep vehicles off the streets when snow is in the forecast, and please do not blow or shovel snow from your sidewalks on to the street. Pushing snow onto the street prevents deicing from doing its job.

A question often comes up from new homeowners, whether we have explored using sand. We have used it in the past, but ruled it out. The consensus from homeowners was that it created more mess than the benefits it provided, and many spent weeks trying to get it out of their yards.

In most cases the plows will be pushing snow to the side opposite from the homes. In the rare cases where we have homes on both sides of the street, the contractor will plow in a way that affects the least number of homes. You will also see the snow plowed onto sidewalks in some locations opposite from homes, in order to keep the homes clear of excessive snow berms.

Even with all the road clearing efforts, the thaw and freeze cycles and runoffs still make our steep hilly roads difficult to navigate at times. As with all winter conditions, driving slowly is the best way to navigate our hills, and good snow tires are highly recommended.

Stay in the know

To stay informed of what your Board of Directors is working on, find board meeting minutes here: webpropertiesinc.com/elkridge-heights. And keep an eye out for updates in the community Facebook group. However, if you have an issue that needs attention, please contact Emily Amsbaugh at WEB Properties (emily@wpispo.com) for a direct and prompt resolution.

Recipe from
aheadofthyme.com



Individual Apple Crisp

Apple mixture:

4-5 medium Gala apples, peeled and diced
1/4 cup granulated sugar
2 tablespoons lemon juice
1/2 teaspoon ground cinnamon
1/8 teaspoon salt
+ Vanilla ice cream (optional, for serving)

Topping:

1/2 cup all-purpose flour
1/2 cup old fashioned rolled oats
1/4 cup brown sugar, packed
1 teaspoon ground cinnamon
1/4 teaspoon salt
5 tablespoons unsalted butter, melted

1. Preheat oven to 350 F. Grease 5 to 6 small 6-oz. ramekins (or 1 regular size 9-inch pie dish) with non-stick baking spray.
2. In a large mixing bowl, combine apples, sugar, lemon juice, cinnamon, and salt, and stir to combine. Divide apple mixture evenly between the ramekins (or pour into single pie dish).
3. In a separate medium mixing bowl, combine flour, rolled oats, brown sugar, cinnamon, and salt. Pour in melted butter, and stir with a spatula until a crumbly mixture forms. Cover as much of the apples as you'd like with the topping.
4. Bake for 40-45 minutes. The apples should be tender and crumb topping should be crisp and golden-brown. Serve with a scoop of vanilla ice cream.

Fall Home Maintenance Tips from BobVila.com

Maintenance checklist for home exterior, interior, lawn & garden

Fall is here and it's time to get your house in shape for the winter weather ahead. Use this handy checklist from Bob Vila. Here are just some of the reminders below, [read more here.](#)

1. Make sure the roof is in good shape.
2. Clean your gutters.
3. Check and update your weather stripping.
4. Have your heating system checked.
5. Fertilize the lawn for winter.
6. Blow out sprinklers.
7. Empty soil from pots and planters.
8. Prepare yard equipment for storage.
9. Cover and store outdoor furniture.
10. Check your snow removal equipment.



Contacts...



HOA MANAGEMENT

WEB Properties:

Emily Amsbaugh,
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COMMUNITY WEBSITE

webpropertiesinc.com/elkridge-
heights

FACEBOOK GROUP

facebook.com/groups/

1806820996238581

(or search for Elk Ridge
Heights Homeowner's
Association)

BOARD OF DIRECTORS

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Have a question for the
Board? Reach out via WEB
Properties: Emily Amsbaugh,
emily@wpispo.com.

YOUR CONTACT INFO

Has your contact info
changed? Do you use a PO
Box? Please send changes to
Emily Amsbaugh,
emily@wpispo.com.