

FALL  
2023

ELK RIDGE HEIGHTS  
HOMEOWNERS'  
ASSOCIATION

# Community News



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### ANNUAL MEETING NOV 8

Annual meeting will be held on Wednesday, **Nov 8, 2023**, at **6:00-7:00PM via Zoom**.

See an email from WEB Properties on Oct 30 with agenda, 2024 budget and Zoom link.

### SNOW SEASON REMINDERS

When snow is expected, 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 on to the street.

## An update from the Board of Directors

Hello neighbors! As we wrap up another year, we wanted to update you on this year's projects, maintenance and future plans. Earlier in the year, we completed concrete repairs and performed annual road maintenance with asphalt crack sealing, sweeping and washing of the streets. We have also removed damaged trees and spruced up the area around the pond and front entrance, repaired light fixtures at the back gates and repaired the damaged fence and culvert due to an accident. We will be installing additional grates to enclose the culvert for safety.

Upkeep of the hillsides and weed control has remained the focus this summer, and we want to thank all of our homeowners for their efforts to improve the look of our community. There has been visible improvement and the feedback from the community has been positive. To address a few questions that have come up, the Board will be developing some guidelines before the next spring-summer season. We also budgeted for more weed spraying and upkeep of the common areas.

In March our homeowners voted against the front entrance pedestrian access project, which allowed us to refocus our efforts on the much-needed gate software upgrade.

Our gate control software has become outdated, prone to failures and lacking the desired security features. With the help of WEB Properties, we have identified three potential solutions and are in the process of collecting and reviewing the bids. More on this project will be shared at the annual meeting and we will communicate the transition plan once we select the software package.

Another ongoing project this year has been the geotech study to determine the cause of soil deterioration and a potential drainage issue in the common area on San Juan Lane. We are expecting the report this fall and have set aside funds in the 2024 budget for mitigation, which may need to be adjusted based on the findings. We have also commissioned a new reserve study in 2024 in compliance with the state regulations.

With snow season upon us, we are actively working with our snow removal vendor EMP. The Board is committed to working closely with them to take good care of our community and implement improvements as needed. Please read on the next page our plans for snow removal this season.

As always, we welcome any suggestions, and hope to see you at the annual meeting!

## Reminders...

### KEEP PETS CLOSE

Recently there have been sightings of dog owners walking their dogs without a leash. A reminder that dogs should always be on a leash when outside of your property, and please keep them away from neighbors' lawns and plants.

### JOIN THE GROUP

Are you new to the community? Join our Facebook group for helpful vendor referrals and updates. In the Facebook search bar, search for Elk Ridge Heights Homeowner's Association, or click here:

[facebook.com/groups/1806820996238581](https://www.facebook.com/groups/1806820996238581)

### STAY IN THE KNOW

Head over to the WEB Properties' webpage for our HOA to see the CC&Rs, HOA policies, financials, meeting minutes, and more:

[webpropertiesinc.com/elkridge-heights](http://webpropertiesinc.com/elkridge-heights)



## Snow removal plan

Love or hate it, snow is coming. Here's our plan for snow removal this winter and a few reminders to help keep our roads safe and clear.

As always, our first defense is proactive mitigation. We work closely with our contractor to apply liquid deicing when temperatures are expected to drop below freezing. Last year we also added granular deicing when temperatures drop to extremely low levels, and we plan to do it again this year. We will also be applying heavier deicing along spots that tend to be more problematic due to runoffs.

Our contract calls for the streets to be cleared when there is 2-inch accumulation or more. Until then, deicing and daytime sun are effective in clearing the roadways during the day.

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 such way as to affect the least number of homes. You will see the snow plowed onto sidewalks in some locations opposite from homes, in order to keep the homes clear of excessive snow berms.

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.

Despite all the efforts, the thaw and freeze cycles and runoffs can still make our hilly roads difficult to navigate at times. Driving slowly is always the best strategy, and good snow tires are worth the investment.

Here are a few [tips to prevent injuries when shoveling snow](#) this season.

## Pond and swale safety



During the recent months, neighborhood children have been observed playing in the pond area and around the swale on Kelly Creek Lane. This is a safety concern. There has also been damage to the pond valve boxes, piping and sprinklers around that area, as well as wildlife traps tampered with. We ask all parents to ensure that children do not play around the pond and in the swales in front and behind the front gates after bus drop-off or at any other times.



## Pumpkin Bread (x2)

1 15-ounce can unsweetened pumpkin puree  
1 ¾ cup packets light brown sugar  
1 cup granulated sugar  
1 cup vegetable oil  
3 large eggs  
½ cup buttermilk  
1 tsp. vanilla extract

3 cups all-purpose flour  
2 tsp. pumpkin pie spice  
1 ½ tsp. baking powder  
1 tsp. baking soda  
1 tsp. kosher salt  
Baking spray with flour  
¾ cup pumpkin seeds per each loaf (optional)  
¾ cup semisweet chocolate chips (optional)

1. Preheat oven to 350F. In a large bowl, whisk together the pumpkin, brown sugar, granulated sugar, oil, eggs, buttermilk, and vanilla until well combined. Add the flour, pumpkin pie spice, baking powder, baking soda, and salt, stirring until just combined.
2. Spray two 9x5 inch loaf pans with baking spray with flour. Pour half the batter into each and smooth with a spatula (or see topping options below).
3. Toppings: sprinkle pumpkin seeds on top of loaf, OR fold the chocolate chips into the batter before pouring into the pan.
4. Bake for 60 to 65 minutes or until a wooden pick inserted into the center comes out clean. Let cool in the pan for 10 min, then place a wire cooling rack over the pan, flip to remove the bread and let cool completely before serving.

## Fall Home Maintenance Tips from [BobVila.com](http://BobVila.com)

### Maintenance checklist for home, 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. Clean your gutters.
2. Make sure the roof is in good shape.
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 or service your snow removal equipment.



## Contacts...



### HOA MANAGEMENT

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### COMMUNITY WEBSITE

[webpropertiesinc.com/elkridge-heights](http://webpropertiesinc.com/elkridge-heights)

### FACEBOOK GROUP

[facebook.com/groups/](https://facebook.com/groups/1806820996238581)

1806820996238581

(or search for Elk Ridge

Heights Homeowner's

Association)

### BOARD OF DIRECTORS

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*Don Condon*

Special Projects:

*Karina Rudmann*

*Brandon Arthur*

Have a question for the

Board? Reach out via WEB

Properties:

[nathan@wpispo.com](mailto:nathan@wpispo.com).

### YOUR CONTACT INFO

Has your email or mailing

address changed? Please

send changes to

[nathan@wpispo.com](mailto:nathan@wpispo.com).