

WINTER
2022

ELK RIDGE HEIGHTS
HOMEOWNERS'
ASSOCIATION

Community News



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SPEED LIMIT

The speed limit within our community is 20 MPH. To address speeding concerns, new speed limit signs will be installed this spring.

DRIVEWAY CORTESY

When picking up mail in your vehicle or driving on a dead-end street, please don't use your neighbors' driveways as turn-arounds. This causes wear and tear on the driveway and adds maintenance costs for the homeowners.

WHO YOU GONNA CALL

If you have any questions or concerns with HOA contractors and vendors, please do not contact the vendor directly. All questions and concerns should be directed to WEB Properties: Ron White, ron@webpropertiesinc.com.

Winter recap from the Board of Directors

Hello neighbors! Winter came fast and furious this past December, with bitter cold and larger than usual snow accumulations testing our road clearing efforts. The hardened snow and ice deposits and the slow melt and freeze cycle further made things difficult. To help with that, next year we are planning to use granular de-ice pellets when it gets too cold and when liquid de-icing is not effective.

Additionally, we plan to use heavier de-icing on roads with a steeper grade and where runoffs from melting snow create challenges. We have explored using sand again, but ruled it out. The consensus from the homeowners who have been here a while was that it created more mess than it was worth, and many homeowners spent weeks trying to get it out of their yards.

To address some of the questions that have come up, the Board has given approval for the snow to be plowed onto sidewalks in some locations where there is no alternative. In most cases this is on the side opposite from the homes. In the rare cases where we have homes on both sides of the street, we've asked the contractor to plow in a way that impacts the least number of homes. Thank you everyone for doing a great job avoiding blowing snow into the streets.

Next year the Board is also looking to better prepare our homeowners, especially those who are new to the community. Many did not realize that per our contract, snow removal happens when we get 2 inches or more of accumulation. Until then, our best defense is proactive de-icing, which in the future will include granular de-icing during extremely low temperatures.

Turning our attention to spring, a few new projects the Board is working on for 2022 include installation of speed signs, completion of repairs of the pond and waterfall feature, street sweeping, annual asphalt crack sealing and possible improvements to the front gate/school bus waiting area.

Recently the Board met with the developers of our community to discuss the upcoming Phase 4 expansion off San Juan Lane and other projects. The expansion will include 20 additional homes. Construction is expected to start later this year.

We thank you for being a part of our community and welcome any thoughts, suggestions or concerns you have. You may reach us any time by contacting WEB Properties.

Happy (almost) Spring!



Reminders...

PICK IT UP

Rain, snow or shine, homeowners are required to clean up animal matter when taking dogs on walks. Be a good neighbor and pick up after your furry friend. Dogs should also always be on a leash or contained within your property.

HILLSIDE MAINTENANCE

All of us homeowners are responsible for weed control on our property. This includes seeding of hardy grasses on the hillside areas and regular maintenance and trimming to prevent weeds and water runoffs. Is your home a recent new construction? Welcome to the community! It's not too early to start planning for hillside landscaping.

Community Garage Sale Survey

With spring around the corner, the Board would like to get your feedback on a community garage sale. Organizing a community-wide garage sale involves advertising and providing gate access to external visitors, which has raised some concerns in the past. We'd like to gauge your interest and hear your thoughts to inform our approach going forward.

Please follow the link on the right to a 2-minute survey. We appreciate your time and will consider all responses in developing our policy.



[Take the survey](#) 


One submission per household please.

Architectural Review Committee Process

If you are planning new exterior projects this year, be sure to submit your plans to the Architectural Review Committee (ARC) for approval. The ARC reviews all requests regarding exterior items, such as house colors, landscaping plans, hardscape, fencing, sheds, lighting, home generators and more.

All requests should be sent to Ron White (ron@webproperties.com) for review by the committee. To speed up the process, here is a list of what's required with your ARC request:

For all requests:

- Completed [ARC request form](#) 
- Parcel map of property location

Exterior colors:

- Paint/colors with samples for each architectural feature, including stonework

Fencing:

- Fence material and color
- Lot drawing reflecting home and fence location with measurements

Landscaping:

- Detailed drawing reflecting locations, configuration, materials, vegetation, hardscape, lighting, fencing, etc., with home placement and measurements

Outbuilding/Shed/Generator:

- Drawing reflecting outbuilding/generator location with home placement and distances
- Paint and roof colors and material



Homemade Strawberry Shortcake

Strawberries + Whipped Cream:

- 6-7 cups quartered strawberries
- 1/4 cup + 2 Tablespoons (75g) granulated sugar, divided
- 1 teaspoon pure vanilla extract
- 1 cup (240ml) heavy cream

Biscuits:

- 2 & 3/4 cups all-purpose flour, plus extra for work surface

- 1/4 cup granulated sugar
- 4 teaspoons baking powder
- 1/2 teaspoon baking soda
- 1 teaspoon salt
- 3/4 cup unsalted butter, cold and cubed
- 1 cup (240ml) cold buttermilk
- 2 Tablespoons (30ml) heavy Cream or buttermilk
- Coarse sugar, for sprinkling

1. Stir the strawberries and 1/4 cup granulated sugar together in a large bowl. Cover and set in the refrigerator.
2. Preheat oven to 400°F. Mix the flour, sugar, baking powder, baking soda, and salt in a large bowl or food processor. Add the cubed butter and cut into the dry ingredients with a pastry cutter or by pulsing the processor a few times.
3. Pour buttermilk on top. Fold everything together with a large spoon or spatula until it begins to come together. Use the [dough folding method](#) to finish the dough. Flatten into the 3/4 inch thick rectangle and cut into 2.75-3 inch circles with a biscuit cutter.
4. Arrange in a parchment paper or silicone baking mat lined baking sheet, making sure the biscuits are touching. Bush the tops with heavy cream or buttermilk and sprinkle with coarse sugar. Bake for 18-22 min or until golden brown on the top. Cool for 10 min.
5. With a mixer, beat the heavy cream, 2 Tbs sugar and vanilla on med-high for 3 min.
6. Slice the biscuits in half and layer with strawberries and whipped cream.

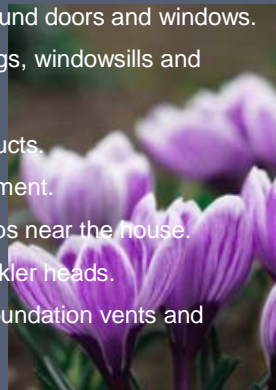
Spring Home Maintenance from MrHandyman.com

Spring Checklist

Regular maintenance is the best thing you can do to keep your property value and avoid surprises. Spring is the perfect time to get your house in top shape before summer heat comes.

[Download this handy printable checklist here.](#)

- | | |
|--|---|
| <input type="checkbox"/> Change HVAC air filters. | <input type="checkbox"/> Inspect or service the AC system. |
| <input type="checkbox"/> Clean and inspect window screens. | <input type="checkbox"/> Inspect caulking around doors and windows. |
| <input type="checkbox"/> Look for moisture in the basement and crawl space. | <input type="checkbox"/> Inspect decks, railings, windowsills and steps for damage. |
| <input type="checkbox"/> Check the washing machine hoses for cracks and the dryer vent for lint buildup. | <input type="checkbox"/> Clean out your air ducts. |
| <input type="checkbox"/> Pressure wash patios, desks, driveways and outdoor furniture. | <input type="checkbox"/> Tune up lawn equipment. |
| <input type="checkbox"/> Clean and inspect gutters and downspouts for damage and debris. | <input type="checkbox"/> Trim trees and shrubs near the house. |
| | <input type="checkbox"/> Inspect and fix sprinkler heads. |
| | <input type="checkbox"/> Clean debris from foundation vents and window wells. |



Contacts...



HOA MANAGEMENT

WEB Properties:

Ron White,
ron@webpropertiesinc.com

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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Treasurer:

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Natasha Porter

Head of Architectural

Committee (ARC):

Don Condon

Special Projects:

Brandon Arthur

Have a question for the Board? Reach out via WEB Properties:
ron@webpropertiesinc.com

YOUR CONTACT INFO

Has your contact info changed? Do you use a PO Box? Please send changes to Ron White,
ron@webpropertiesinc.com