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Lake Ridge Estates Newsletter

Welcome to the second Lake Ridge Estates e-newsletter. The goal of the newsletter is to keep Lake Ridge residents informed about neighborhood events and news. Our goal is to publish the newsletter quarterly in conjunction with the Homeowners Association (HOA) quarterly meetings. Your feedback and suggestions for information to be included is appreciated.



Looking Ahead

These are the items your board is looking at for 2019 and beyond!

Landscaping at the entrance Markers on Hwy 370 and 168th street-While the neighbors have taken on the responsibility of working with Earl May over the past few



Current News

Mark your calendars for these neighborhood events.

Annual HOA Meeting

April 24th

Shred Event

April 27th



Welcome New Neighbors!

On behalf of the Lake Ridge HOA, we would like to welcome Bill and Marily Weeks (10802 S 167th St) to the neighborhood!

Just a reminder to all neighbors-the Buzz Book (neighborhood directory) was delivered this past

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landscaping has suffered and hasn't looked the best. The board will collect bids for a landscape company to take over this endeavor along with providing professional Holiday lighting.

Speaking of the entry markers! They are currently over 20+ years old and could use a little cosmetic grooming. We have one of our neighbors drawing up some designs to see what can be done to make our Markers shine!

Neighborhood Picnic

September 15h



Wondering where to find the Lake Ridge neighborhood covenants? Look no further, we have there here for you.

https://gallery.mailchimp.com/9413c52ffa063ba50cd00277b/files/3a1ac96c-04b9-4f2c-bd39-f57d809a830f/Lake_Ridge_Estates_Covenants.doc

distribution or your information is listed incorrectly, contact Christy Johnston at christy.johnston@medical-solutions.com.

REPORTS GIVEN AT THE PICNIC: Rich Caruso (HOA President) and Ken Tamblyn (SID 176 Chairman). Rich opened his comments with a reminder that the Sarpy County Sheriff's Office will do a house check when a resident is gone for vacation. The resident contacts the Sheriff's Office to make this arrangement. Use the website aaps.sarpy.com and follow the link "Request Vacation Watch." The remainder of his report duplicates information from the HOA Board Meeting and will be included in that article. He concluded by thanking the SID for overseeing the recent street overlay.

Ken noted that Larry Brown and Joe Demro (SID Board members) were also present. He discussed the ongoing conversation/negotiation related to possible Gretna annexation of Lake Ridge. No one appears to be taking action at this time. Therefore, the SID determined that it would be best to proceed with the overlay of the streets in Lake Ridge. The SID had been saving money to accomplish this task and if they waited until Gretna annexed the area the money might not have been used for the purpose of street overlay. The SID was able to restructure its bond debt to a lower rate and save additional money. Ken did

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further reported that the work on the lift station has been completed after 2 ½ years. And, a new gas generator has been installed in case of loss of power. Our SID was able to join with those from Pebblebrook, Tiburon South and Tiburon West, which saved significant monies for our SID.

A question was raised about the property at the intersection of 168 th Street and Highway 370. This property has been sold and construction of storage units will begin shortly. These will be one-story units with appropriate landscaping. There will not be any outdoor storage of such items as boats and mobile homes. The Sarpy County Board has determined that there will be just one access off of 168 th Street. It will be right turn in and right turn out only. Members of our SID Board attended the hearing and there were no objections from Lake Ridge neighbors. Ken noted that this would have a positive impact on our tax base.

It was stated that SID 176 tax rates have not increased over the past five years. The SID Board recently approved retaining the SID mill levy at 25 cents for general purpose and 52.5 cents for the bond fund. He reminded all that this is **just the SID rate**. Tom Demro (SID) stated that it was unusual for an SID to maintain a stable mill levy for five years.

Ken thanked the HOA for the new street signs and indicated that the SID had also had new stop signs installed.

Help Needed!

All Lake Ridge residents are encouraged to be active in planning and carrying out the neighborhood activities. It's not possible for the Board members to do all of this without the support of the entire neighborhood. Please volunteer for one or more activities. And, please, suggest some activities you feel the neighborhood would enjoy.

First weekend in June Neighborhood Garage Sale

Watch for additional details as we get closer to June. If you wish to participate, please contact Dawn Hanneman.

Suggestions for Future Newsletters

Please send your feedback and suggestions for the eNewsletter to

Rhonda Pederson at rhonped@cox.net or Kathy Schwarting at gkschwart@aol.com.

Board Meeting Dates

The Board determined that it would be best to meet on a scheduled basis. The 2019 dates include: January 23, April 17, July 17, and October 19. These 7:00 pm meetings will be held at various Board members' homes to be announced. The Annual Lake Ridge General Meeting will be held on April 24 at 7:00 pm at the Chalco Hills Center. *If you have an item that you would like to have the board address please send that information to any board member.* Refer to the Buzz Book for board member names and contact information.

Tables and Tents

With graduations and other spring events coming quickly you may wish to reserve the neighborhood tables and/or tents. The HOA does have tables and tents available to loan out to Lake Ridge residents. (You must have paid your HOA dues.) If you wish to borrow any of these items please contact Sherri Durkin at cld2004@cox.net.

Lake Ridge Estates Homeowners Association (HOA) Board Notes January 23, 2019

Board President Rich Caruso chaired the meeting with six additional board members present.

The 2018 HOA Budget and Balance Statements were reviewed. The Lake Ridge HOA has a current balance of \$16,058.69. The proposed 2019 budget was also discussed. A cover letter will be sent with the next dues invoice explaining how the dues money was spent last year also with a proposed spending plan for 2019.

A question related to the covenants was presented. This relates to the installation of solar panels. At the

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A proposal for updating our entrance markers and landscaping the surrounding plantings was presented. The board would like to find a company that will update our landscaping, provide reliable maintenance of the beds and the labor and storage for Christmas decorations for the entrance markers. An offer has been made to prepare an architectural design idea for the markers to enhance the attractiveness and visibility.

Ideas for getting more neighbors involved, noting there has been little interest in neighborhood parties on holidays (4th of July, Halloween, etc.) were shared. These included a walking club and the possibility of a Lake Ridge Ladies event.

Suggestions for Future Newsletters

Please send your feedback and suggestions for the e-newsletter to Rhonda Pederson at rhonped@cox.net or Kathy Schwarting at gkschwart@aol.com.

Lake Ridge Estates Homeowners Association Board

Rich Caruso, President	Doreen Scott, Secretary
Melissa Mockelman, Treasurer	Jason Newham, Architectural
Hubble Reichert, Architectural	John Churchill, Grounds Coordinator
Sherri Durkin	Dawn Hanneman
Jim Hain	Christy Johnston
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