

## Lyle Ridge HOA Board 2018 2<sup>nd</sup> Quarter Update

Lyle Ridge HOA Members,

I hope this update finds everyone well as we move into the summer.

### **Update Highlights:**

- **HOA Financials Updated**
- **Board Secretary/Treasurer Officer Needed**
- **Road Work Beginning Soon**
- **Agricultural Committee Work Beginning Soon**

### **HOA Financials Updated:**

Financials have been updated and uploaded to the Lyle Ridge HOA Website at <https://www.lyleridgehoa.com/forms-and-documents> . This document is PW protected  
Password: lyleridge.

### **Board Secretary/Treasurer Officer Needed**

Would like to thank Mary Jane Forbes for all her time supporting the Lyle Ridge HOA through her work as the Secretary/Treasurer but competing priorities for her time resulted in her resignation from the position.

The Board Officer positions are designed specifically to ensure decisions that need to be made on behalf of the HOA Members, are done with a simple majority vote of the three Board Officers. Without a Secretary it is very possible that the Board may not be able to conduct business because if the two remaining Officers do not agree, in other words there is not a third to break the tie.

To make this position more user friendly, the Board (Prior to Mary Jane's resignation) asked Elaine Mandato to help us out by returning to manage all administrative functions of the Secretary/Treasurer position, and she graciously accepted the position with an extremely generous rate of \$15.00 per hour. Since she has returned, we have returned 100%-member accounts to a good standing, brought the financials back to date, filed all service 1099s and I just mailed off our Taxes today. A tremendous amount of work completed on our behalf and for very little expense. I cannot thank Elaine enough for doing all that she has done and continues to do for our association.

If you are interested in becoming involved in our HOA as a Board Officer (Secretary/Treasurer) please shoot me a note so we can discuss. The position is much less time consuming with Elaine's help.

## **Road Work Beginning Soon**

Our entire road is scheduled to be sealed in May and our Vice President, Ron Livingston is leading the effort by coordinating with the contractor, then developing and communicating the plan to all the members. Some highlights concerning this work that EVERYONE needs to be aware of:

- The work will require two days to complete and each day ½ of the development will not be able to drive onto or off their driveway while the sealant cures.
- This work will be scheduled around normal services such as garbage pickup.
- Walking on or driving on wet sealant followed by walking or driving on a driveway will likely permanently stain the concrete or other surfaces the sealant is transferred to. Those with children need to ensure they are aware.
- Some services may be disrupted for a day (mail delivery, propane etc).

I know everyone is going to have many questions and Ron will provide answers to them as soon as he completes the coordination with the contractor. So please be patient.

## **Agricultural Committee Work Beginning Soon**

The sun is shining, trees have new buds, grass is growing and so are the weeds. Just a friendly reminder that our fantastic Agricultural Committee volunteers will begin doing their work by holding all of us to the high standards of the Lyle Ridge development. I realize the real estate market has heated up considerably due to rising interest rates, but I have been living here for 6 years and have personally watched the property values have steadily increase. More importantly, when a house is listed, it remains on the market for a very short time...less than a month and many times less than a week! This fact has many contributors, but All Members should pat themselves on the back, and more importantly if you see our Agricultural Committee members walking around on their own time, please say hello or even thank them for doing what they do because they are a big part of our neighborhood's desirability as well.

Finally, In addition to handling the administrative duties the Board positions require, we would like to remain engaged with all of you to ensure we are working on the things that are most important to all of us. Our efforts to accomplish this will be through a quarterly board update that we will post on our website. This update will include action items from the previous meeting/s and any other items that the board has taken on itself to accomplish. If there are ever any specific questions to any of these items that we are working on or any that we are not, please feel free to e-mail or phone me at [robertcoughlin87@yahoo.com](mailto:robertcoughlin87@yahoo.com) , or my cell 360-630-0488.

Very respectfully,

Rob Coughlin, HOA President

**Lyle Ridge HOA Board Members**

Robert Coughlin, HOA President

Ron Livingston, HOA Vice President