

Lyle Ridge HOA Board 2017 3rd Quarter Update

Lyle Ridge HOA Members,

I hope this update finds everyone well as we move into summer 2017. If you read nothing else in this update, please make note that the Lyle Ridge HOA annual meeting will happen in September. A Separate e-mail and FB post will provide date, time and location for this meeting.

Occasionally I get an e-mail from a frustrated member who wants to know more about a topic that has already been addressed and completed. Sometimes the item they are inquiring about was discussed by the members during the annual meeting and when put to a vote, the members voted to no longer pursue the item. It is very important to understand that the "MEMBERS" (capitalized to emphasize the point) of this HOA decide what new business the Association is going to incorporate. The Board Members only do those things the Members decide they want done, and what items the CCRs direct them to do. The committees are only formed and execute their duties because the CCRs direct it, or in the case of the Agricultural Committee, the members voted to Amend the CCRs to incorporate their duties. Every member currently pays \$400 annually and if you're a member that is happy paying the money and not participating then realize that without your voice being heard, your concerns may or may not be addressed...nobody can read minds. Nor can I or any board member take your input and act on it without discussing it with other members, and this discussion happens annually in September. If you have an issue, or better yet, an idea about making our community better, then show up at the meeting and communicate your idea to the other members. If you communicate it effectively and convince others that your idea is valuable it will most likely be voted on to incorporate as official business. Lastly, if you cannot make the meeting, the CCRs allow you to appoint a Proxy who can represent you at the meeting. The Proxy letter and instructions will go out with the e-mail that announces the meeting date, time, and location...Now off the Soap Box.

First, I would like to take a moment to list the HOA accomplishments for the past year and want to do this to demonstrate that if the members remain engaged, the HOA can make our community better. Thanks to those who have participated in annual meetings and volunteered their time for committees, board positions and their personal time to just help! Your efforts allowed us to complete the following in the past year:

- Obtained snow removal quotes and contracted services.
- Closed the gates for our gated community.
- Developed and posted a Gate Emergency Opening procedure.
- Developed and implemented the 2nd Amendment describing the duties and responsibilities of the Agricultural Committee.
- Agricultural Committee operation commenced.
- Developed a road repair/maintenance plan and obtained road repair quotes and contracted services that completed Phase 1 of road repair.
- Phase 2 (preventative maintenance) road work scheduled for May 2018.
- Developed an HOA annual cost estimation based on anticipated repairs/services to bring transparency to what our dues are allocated for and to ensure our current dues will support all HOA expenses. At this time, our budget is balanced with our current dues of \$400, however inflation or increases to cost of services in the future may result in higher annual dues.
- Obtained landscaping services quotes and selected a single provider for services which resulted in overall savings.
- Processed 6 Architectural Committee permit requests.
- Provided the HOA members 3 quarterly updates on progress and initiatives.
- Financials updated and posted quarterly.
- Installed a new gate operation sign.

- Installed a LED gate keypad light.
- Obtained quotes for and contracted services to replace our community entrance sign.
- Conducted all Gate maintenance and preventative maintenance through a Member volunteer saving the association more than a \$1,000.00...Thank you Wayne Abbot who I refer to as the "Lyle Ridge Gate Keeper"!
- Treated exterior rock wall with herbicide to control the unwanted growth, conducted by a volunteer with a cost of only the Herbicide (\$51.00).

These accomplishments are those of the community, the members, and the Association as EQUAL parts that can only be accomplished with your participation. Thank you all for your past support and look forward to future support!

As previously mentioned, September is the month which we hold our annual meeting/election. Every year all Board and Committee positions are up for election. The Board positions are President, Vice President and Secretary/Treasurer. The committee positions are 3 each for the Architectural and Agricultural Committees'. I would encourage anyone interested in the workings of the HOA to get involved and run for a position. It is a way to do your part, give back to your community who has given to you, and to better understand where your money is going and what is required to keep things running smoothly.

The list below are the positions that will be up for election. The CCRs outline the specific responsibilities of each position to give you an idea of what is involved. You can always contact the person currently holding the position directly if you have questions or contact me and I will do my best to answer your questions. The following positions will be announced and voted on at the annual meeting in September.

- President
- Vice President
- Secretary/Treasurer
- Architectural Committee (3 Members)
- Agricultural Committee (3 Members)

In addition to the normal business conducted at the meeting, I would encourage all of you to take some time to think about things that might serve to make our community better. Be prepared to discuss your topic briefly to the group and if your idea requires things to be done, present a plan that would help to achieve your idea.

HOA Dues (\$400.00) for 2017/2018 will be due December 31st 2017. We will happily accept your checks at the meeting.

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 , or my cell 360-630-0488. The following items are provided as an update to our efforts:

Agricultural Committee:

Up and running. First neighborhood walk around occurred on the 16th of June. 16 letters went out and all were resolved with the exception of a couple. The board will continue to work within the guidelines of the CCRs, 2nd Amendment and State Laws to bring all Lots to the established standards. If you see a lot that you believe does not meet these standards, please understand that the Agricultural Committee is aware and the Board is working to resolve. If you received a letter, I know it wasn't received well and I apologize for that, but I did review every letter before they went out, and the standard the committee has set for us is high, and as a result all discrepancies were very minor. Please do not take a notice you received personally and if you ever have any questions, please direct them to me (robertcoughlin87@yahoo.com, 360-630-0488). Situations may exist that might prevent you from resolving the discrepancy. If this is the case, please contact me so we can discuss, every problem has a solution and we will figure one out. Lastly, realize the people serving you are also members and volunteers who take the time out of their busy schedules to perform these duties for the members. They are doing a great job, completed a lot of work already and if you get a chance please take time to thank them.

On a positive note the Agricultural Committee unanimously voted on **1056 Lyle Ridge Circle**, and asked me to publicly announce their yard as the **"Yard of the Month"** for their meticulous upkeep and maintenance which significantly adds to the overall beauty and value of our neighborhood. Thank you! Lyle Ridge is a great place to live and the members of this association are the why!

Gate Closure Policy: Done

Long Term Financial Plan: You can expect an e-mail with the financials prior to the next meeting to give you time to review and develop questions.

Lyle Ridge Circle Road Repair: Phase 1 complete.

Snow/Ice Removal Plan: Done

Thank you very much for your time and for any feedback that you might want to forward. The next update will be posted after the annual meeting in September to let those members who could not attend what was discussed.

Very respectfully,

Rob Coughlin, HOA President

Michelle Gaddie, HOA Vice President

Louvenia Ringuette, HOA Secretary