

FRHOA

Founder's Ridge Home Owner's Association

June 16, 2004

Dear Neighbors:

Greetings from your 2004-2005 Founders Ridge Homeowners Association Leadership Team. We hope the information below will be helpful. The names, telephone numbers, and email addresses (if applicable) of the leadership team members appear at the bottom of this letter. An updated telephone directory is enclosed.

NEIGHBORHOOD SAFETY. Although we are fortunate to have a low incidence of crime, we should still take precautions to protect our families and property. The driver of a stolen car was recently apprehended in our neighborhood after approaching a home. Please lock doors (including unattended garage doors) and cars, watch out for your neighbors, and report suspicious activity to the Gahanna Police.

UPDATES:

- **Emergency Vehicle Access to Gates.** Mifflin Township Fire Department tested the operation of the gates on Morgan Lane using the fire engine from Station 134 on McCutcheon Road, which generally would be our first-response station, on May 14. The gates automatically opened when the engine approached without any difficulty. The Fire Department will let us know if any problems are observed with other emergency vehicles.
- **Sidewalks.** We are still awaiting action by the City of Gahanna regarding installation of sidewalks on the developed lots that do not have sidewalks.

YOUR ROLE: We all share the responsibility for keeping our neighborhood beautiful. Our assessments pay for contractors to perform certain lands and maintenance services but active participation by residents will make our neighborhood a nicer place while keeping costs down. How can you help?

- **Pitch In.** Several residents help to mow and fertilize the common areas adjacent to their lots. Over the past few years, other residents have removed dead trees and tree limbs, cut brush, stocked ponds with grass carp for aquatic weed control, planted wildflowers, and the like. We appreciate these efforts and encourage others to pitch in. Please obtain approval before adding plantings or making other permanent changes to common areas. Consider taking a litter bag on your next walk!
- **Join a Committee.** If you are interested in participating on a committee or subcommittee listed below, please contact the committee or subcommittee chair.
- **Share an Idea.** If you have a suggestion to make our neighborhood more attractive and/or easier to maintain, please let us know. We would be happy to consider your suggestions.

REMINDERS/ANSWERS TO FREQUENTLY ASKED QUESTIONS:

- **Parking.** Our deed restrictions prohibit overnight parking on all streets. Parking is permitted only on the non-sidewalk side of Founders Ridge Drive and Lily Pond Court. Neighbor-to-neighbor solutions may be an option when planning a large party.

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- **Mowing of Common Areas.** The Association pays for regular mowing of the common areas. This is not a perfect process -- the boundaries of the common areas are not always obvious, wet ground may limit mower access, and the members of the contractor's work crew vary from one visit to the next. If an area appears to have been missed, please let us know so we can request correction and avoid paying for services we did not receive.
- **Use of Common Areas.** The common areas are for use by residents and their guests. Bread and dough balls may not be used as bait when fishing to reduce the likelihood of catching the grass carp stocked in the ponds for weed control. Please remove personal articles (chairs, fishing equipment) and trash when you leave the area. If you walk your dog(s) on the common areas, please scoop. Common areas should not be used for storage of personal property (including firewood, mulch, and the like) or for disposal of yard waste such as grass clippings, old Christmas trees, and pruned tree limbs.
- **Undeveloped Lots.** Our deed restrictions obligate owners of undeveloped lots to mow the grassy portion of their lots monthly during the grass-growing season. If this obligation is not met, the Association may arrange for mowing and file a lien against the lot for the mowing cost. We cannot require more frequent mowing. Yard waste should not be deposited on undeveloped lots. The buildup of these materials detracts from the appearance of our neighborhood and may hinder the efforts of lot owners to mow these lots.
- **Signs.** Our deed restrictions provide that residents may place a single "FOR SALE" or other real estate sign on their lot. A sign directing the public to an open house or similar event may be placed near an entrance to the development the day before the event provided it is removed promptly after the event.
- **Gates.** Although the gates normally are operational, they can be locked in an open position due to extended power outages, construction traffic, snowy/icy roads, and the like. Please notify an officer or trustee if it is necessary to lock a gate open for an extended time. Homeowners on Morgan Lane were issued keys and instructions when the gates were activated last year.

Best regards,



Laurie Jacques, President

2004-2005 LEADERSHIP TEAM

Officers:

Laurie Jacques, President 476-2797; Rjacques1@aol.com; ljacques@porterwright.com
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Committees and Subcommittees:

Maintenance Committee Chair: Brad Loetz 428-4328; Bloetz@remedi.net
Lawns, Beds & Misc. Subcommittee Chair: Brad Loetz 428-4328; Bloetz@remedi.net
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Gates Subcommittee Chair: Rob Jacques 476-2797; Rjacques1@aol.com
Design Committee Chair: Troy Schmitt 471-6134; TSKB@Prodigy.net
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