

Decatur Ridge News

Sept 04

Community Meeting

The Board would like to thank all members who attended the community meeting held at Valley Mills Christian Church on 26 August 2004. The overall purpose for the meeting was to let all homeowners know what's been happening behind the scenes since the new Board was elected. Members present were given an opportunity to discuss concerns within our community. The Board is appreciative of all comments made during the meeting and submitted in writing. All concerns voiced were either addressed immediately or noted for future action. Our next meeting is scheduled for: 7pm Thursday, October 14th at Valley Mills Christian Church. Please mark your calendars now to attend.

Notes from the Board

The Board has strived to keep in touch with homeowners whether through our initial meeting, welcome letters or out walking through the neighborhood. We apologize to any members who did not receive correspondence in the past. We will work to assure all members receive communication.

Delinquent Dues

The Association has been forced to take legal action against 27 Homeowners who have refused to pay their annual dues. Most of the court dates have been set for this month (September 04). We will let you know the outcome at our next community meeting or news letter.

Community Day

02 OCT 04

We are in need of volunteers to assist in repairs to our playground equipment and planting Mums to beautify our Millhouse Road entrance. John Lester of Reese Recreation is donating his time to guide us through the necessary repairs and Mums will be purchased from the orchard in Mooresville for \$5.00 each. Donations of Mums are welcome, as well. We are planning on working from 7am until Noon. To assist in either Community Service project, please contact Nick Francis at 856.3730 for park repairs or Michelle Frye at 856.5333 for entryway beautification.

Lawn care

Now is the time to purchase Winterizer and grass seeds in order to prepare your lawn for winter. The end of October is the ideal time to aerate, drop seed and fertilize to give your lawn a strong start in the spring. Menards brand fertilizer (1 thru 4) works great and is very reasonable. The Association is planning on having a lawn care day in the spring to learn and share lawn care techniques from some of our successful homeowners.



The Association

The Decatur Ridge Homeowners Association is not separate from the community; in fact, it is made up of every homeowner in the community. The Board was elected to enforce the covenants that we all agreed to and signed when we closed on our homes. As the elected representative for the community we had two choices in how the Association would be run. We could either be a weak Association or a strong Association. **We chose strong!**

A strong association ensures the articles within the covenants are upheld and decisive action is taken when violations occur, keeping our focus on the bottom line, maintaining property value. We do not believe any of you bought your homes with the mindset that it's ok for your home to depreciate in value and be worth less than what you paid for it.

A strong association must enforce all the articles or face integrity issues when we have to take legal action against a homeowner who decides to disregard the wishes of the community (Covenants).

Covenant Violations

Some homeowners are choosing to ignore the covenants and disregard letters from the Association requesting their compliance. We are asking for your cooperation, The Association will assess fines and pursue legal action if necessary to affect compliance and maintain the integrity of the covenants.

Special Thanks

Decatur Ridge Homeowners Association would like to thank the Valley Mills Christian Church for allowing us to hold our Community meeting in their facility.

Foreclosures

Decatur Ridge is not immune to the foreclosure bug. We have several homes in our community that are in foreclosure. The value of our homes can/will be negatively affected based upon their final selling prices. We must remain proactive and vigilant in presenting our community as a wonderful community to raise a family. The latter can be accomplished by maintaining curb appeal. Curb appeal attracts Realtors and prospective buyers. It could event influence whether YOU get the asking price or market value for your home.

Curb appeal is manicured lawns, weeded and edged gardens, exterior paint in good repair, litter free community, walkways and driveways clear of leaves and debris, and not used as a storage area.

Our Covenants set a standard designed to make Decatur Ridge stand out as a great community while our people make us set apart from the rest!

We truly are glad to have you as our neighbors. Please join with us and our Community will grow strong while we build relationships within Decatur Ridge.

Contracted Vendor/Services

Mainscape provided for our landscaping needs in the grassy commons areas around Decatur Ridge. They were contracted before the Board was elected, and has provided services at a savings of thousands of dollars compared to last year's landscaper.

A.S.A.P. Aquatics is the vendor responsible for making weekly visits to our ponds to inspect and treat for algae & submersed weeds. A.S.A.P. is also in charge of maintenance on the pumps in both ponds. They were also contracted before the Board was elected, and their service contract runs through March of 2005.

Our Street lighting is leased from IPL for 10-years under their lighting program. It was signed into action at the origination of Decatur Ridge.

We have additional electricity requirements that increase in the summer due to the operation of the pumps in the pond, sprinkler systems and spot lights at the Millhouse entrance.

Covenants

As stated in Article XI (iv), Any proposed amendment to the Covenants of Decatur Ridge must be approved by a vote of not less than 90% of ALL votes entitled to be cast by all Owners (Entitled members refers to members who are current in their Association dues). This means you! The Association must have your cooperation to move forward. If you believe that any article needs to be officially changed, please consider writing a petition and collecting signatures to make this happen!

As of September 2004, no amendments have been made to the original legal documents filed by Mann Properties to create the covenants of Decatur Ridge. Many homeowners have inquired on yard barns, pools, basketball goals, and fishing. We have provided some feedback and summary of comments below:

Fishing-In our research, we've learned that the Association can not be insured if we allow fishing in our ponds. The Association will seek to have signs clearly noting this for your safety.

Pools-Article IV, L states "Above ground swimming pools are prohibited. This includes the temporary pools that require setup and pumps. The Board has focused this response based upon feedback at the meeting and from your comment forms. Please know that we are your elected officers, and any petition submitted by 90% of the homeowners is capable of being adopted as an amendment.

Basketball Goals-Many have submitted their opinions stating a concern for safety based upon where goals are placed, while others were concerned about appearance in the neighborhood. In the meantime without any neighborhood quorum, the Board has adopted a special policy to protect you. There are many factors in approving cul-de-sac usage for the basketball goals, and the Board is looking into this.

Yard Barns- These have been the most popular item requested by homeowners. Yet, there have been several homeowners voicing a dislike of this option in our community. A vote must be taken to approve this amendment.

Neighborhood Improvements

You might have noticed things are looking up at Decatur Ridge. Homes for sale are closing. Road and drainage concerns are being corrected and more trees have been planted thanks to Mann Properties honoring their requirements as stated in our Covenants and Bylaws.

The mulching of the playground in July was an overdue project; we were not able to address the park any earlier due to the Board's need to verify our financial status. and address homeowners who are delinquent on there dues.