

FALL 2024 E-NEWSLETTER

WELCOME

- Welcome new Dover Ridge neighbors! If you recently moved to the neighborhood and have not received a welcome basket, please email doverridgehoanc@gmail.com.

COMMUNICATION

- Have a question for your HOA? Email to doverridgehoanc@gmail.com. A board member will get back to you within five workdays. The board meets online quarterly (March, June, September, and December) and holds one annual all-neighbors meeting online in January. Neighbors are encouraged to attend the annual meeting and submit items they would like discussed for quarterly meetings.
- Keep up on Dover Ridge HOA news and events by bookmarking the Dover Ridge website (www.doverridge.com) AND provide your email to doverridgehoanc@gmail.com. Emails will be used to send HOA news only AND will NOT be distributed to outside organizations. Events may also appear on the Dover Ridge Facebook page. A Dover Ridge resident privately maintains the page. It does not belong to the HOA.

Plan on improving the exterior of your property (painting, replacing siding, building a structure, putting in solar panels..., etc.)? Complete the Architectural Review Community (ARC) form on the Dover Ridge website and email the completed form to the Dover Ridge email. All exterior work must receive ARC approval before beginning. Be sure to allow thirty days for approval before starting any work. Also, remember to obtain the required City permits for all construction or renovations.

SAFETY

- Slow down. Nine traffic citations were issued this last quarter in response to the HOA's request to help reduce speeding. Watch your speed on Ballard, Cheshire Ridge, and Pace Ferry Road. We have requested the city install speed monitoring signs on these roads.
- Know your neighbors. Knowing your neighbors' phone numbers and contacting them when you see something suspicious is critical to a safe neighborhood. Attend HOA-sponsored events such as Festivals, parades, and Easter Egg Hunts, and be willing to serve or sponsor neighborhood events. Neighborhood events help us know those who live around us. Thank you, Ridgecrest Baptist Church, for supporting our Fall Festival.
- Wave. Whether hanging out in your yard, walking, or driving, wave to cars passing by. Individuals canvassing the neighborhood for theft opportunities do not want to be noticed. Your friendly gesture will signal that this neighborhood is aware of its surroundings. Plus, it is neighborly to say hi.

EXPENSES

- Trees. This year, the HOA had three storm incidents that required large trees to be removed from the park. The removals caused the board to spend \$5,000 more than budgeted for park maintenance. Because of this, the Board is:
 - evaluating the access points to the park to accommodate vehicles.
 - reduce expenditures and focus funds on tree removals.
 - evaluating the need to increase dues.



- seeking legal aid to collect dues from delinquent homeowners.

If you want to be part of the decision-making process, JOIN THE BOARD and let your voice be heard.

EVENTS

- **Trick or Treat.** Dover Ridge Trick-or-Treating will take place on Thursday, October 31. Following the City's guidance, Preschoolers and smaller children may begin at 5:30 p.m., followed by older participants from 6 p.m. to 8 p.m. Homes with outside lights off are not participating in the event.
- **Dover Ridge Holiday Light Competition.** Decorate your home to make our neighborhood festive for the winter holidays. Homes will be judged during the week of December 19 – 22. Prizes are being considered for first, second, and third place.
- **Nominations for the 2025 HOA Board are open.** Join the board and make a difference where you live. Board members contribute to important financial, business, and social decisions. We need your voice. If interested, email doverridgehoanc@gmail.com. Voting will occur at the all-neighbors' annual meeting on January 8, 2025.

CONGRATULATIONS, Henry Anthony, for first place in the Fall Festival cookie contest.

See the Dover Ridge website for his winning recipe.

NEIGHBORHOOD MAINTENANCE

Please read over the HOA guidelines and covenants, which can be found on the Dover Ridge website, and submit a form to the ARC for approval **before** making any changes to your property's outside structure or yard. Check out the Dover Ridge website for the ARC Review form and submission requirements.

COMMON INFRACTIONS OF HOA GUIDELINES THAT CAN INCUR PENALTIES

- **Parking** - According to City guidelines. **Only** registered vehicles may be parked on the street. Homeowners and guests must park in their driveway or close to their homes. There is no parking on lawns, and unregistered vehicles may not be visible from the street. No vehicle may be parked within ten feet of a fire hydrant and three feet of mailbox. Violators may be ticketed.
- **Repair of Vehicles** – Minor vehicle repairs are permitted, preferably in the homeowner's garage. Repairs need to be completed within 48 hrs. At no time are curbside repairs allowed. Any spillage of fluid must be cleaned up immediately.
- **Landscaping**—Tree stumps may not be visible from the street. The City's safety requirements specify removing all branches interfering with sidewalks or obstructing views at corners.
- **Trash** - Debris/trash/mulch/lumber/construction materials not in current/active use must not be visible from the road. Trash is collected on Thursdays. Bins should not be left at the curb more than 24 hours before or after collection.
- **Yard Maintenance.** Yards must be well maintained to include grass mowed and bushes trimmed.
- **Painting** - House painting and roofs must be maintained in good condition. Faded or peeling paint, runny paint, or ineffective paint must be corrected. The color of sheds, decks, fences, or any home exterior addition must complement the home's color. The board can supply a list of recommended painters.
- **Mailboxes** - Mailboxes must be black and on straight and painted white posts.
- **Stormwater** - Yard debris may not be blown down stormwater drains. Please ensure your contractors also follow this restriction. Blocked drains can cause flooding and may increase HOA costs if they need to be cleaned.