

Ridge Newsletter

RECOA Board adopts new deer policy



*Leslie Brown
and Delayne
Giardini*

In July, the Board of Directors created a new policy designed to keep our deer population healthy. The two key pieces of this policy:

1. **Do not feed the deer**
2. **Do not hurt the deer**

The policy was developed with advice from Oregon Department of Fish and Wildlife and with input from our owners. A meeting in April allowed the wildlife expert and the owners to have an in-depth discussion about the best practices for the health of the deer.

Well-intentioned people often feed deer without realizing the myriad problems that human interventions such as feeding can create.

Why is it not good to feed the deer? According to the Oregon Department of Fish and Wildlife:

- Artificial feeding disrupts the migratory pattern of deer, essential to their hardiness and genetic diversity.
- Artificial feeding concentrates wildlife, which leads to the easier spread of disease and parasites and easier take by predators.
- Feeding deer and elk attracts their natural predators like

cougars and coyotes to areas of human activity.

- Artificial feeding can cause deer and elk to become habituated to humans and aggressive towards them.
- Concentrating deer and elk in human-settled areas can lead to an increase in vehicle collisions and conflicts between wildlife and pets.

To preserve the health of our wildlife and help avoid human/wildlife conflicts, owners and visitors are prohibited from feeding deer and asked to avoid inadvertently becoming a food source. Please feed pets indoors, make sure garbage is securely contained, and not intentionally

feed the deer. Your guests and renters should be made aware of the policy, like any other policy.

Equally important to the ban on feeding deer, the policy prohibits harming the deer. This includes activity such as shooting them. Merely shooing them away from your yard is not an infraction, but obstructing the mother from her babies is.

It is important that owners and visitors accept the responsibility to minimize adverse impacts on wildlife. RECOA's Rules and Regulation include provisions to assure the long-term protection of this resource. Please visit the home page of www.ridgeowners.org to see a link to the full policy.



Updates from the Maintenance Oversight Committee



Maintenance and Oversight Committee

Please drive 20 MPH

Safer roadways benefit everyone. You may blame construction workers for driving over 20 mph. However, the MOC members and some Community members have taken personal time to watch at problem road points and find that our own EAGLE CREST Owners, friends and neighbors are also driving faster than 20 mph. Many of you have slowed down and are driving at 20 mph. Thank You for your contribution to a safer neighborhood! Please continue to drive at the posted speed and please have your guests do the same. **LIFE is GOOD at 20 MPH!**

The Speed Radar unit you see on the roadways provides a reminder to drivers to drive at 20 mph. The results of the current 2019 speed radar studies have been posted to the RECOA web site. These studies were done on Cooper's Hawk Dr., William Lyche Dr., and on Murrelet Dr. The Speed Radar unit is being moved to other roadways in our Community.

Be Safe and "Share the Path"

Many of the paths in RECOA are shared between bicycle riders and walkers. This can potentially create a safety concern for the bike rider *and* for the person walking. Please "Share the Path". Bicycle riders, please call

out "On Your Left" when coming up to a person walking on the path. And, those who walk our beautiful paths, please keep your 'ears on". Headphones and ear buds may prevent you from hearing a bicyclist coming up from behind.

See Vandalism? REPORT IT!!

All of the RECOA common areas, paths, ponds, and landscape are an extension of our Community neighborhood. If you observe vandalism, unusual behavior, or excessive noise in your neighborhood report the activity to the Sheriff's office. If it is life threatening, serious in nature or gives rise to alarm, call 911. If the activity is not life threatening or of a non-emergency nature call the Sheriff's non-emergency number 541-693-6911 (this call also goes into the Sheriff's dispatch center).

Culverts

There are about 150 culverts and numerous ditches, swales, and retention ponds in our Community. Members of the Maintenance and Oversight Committee have completed the annual review of all water drainage areas and have noted those that need repair or cleanout. A report has been generated and will be forwarded to the HOA management company for corrective action. The funds used for this corrective work are part of the annual operating budget. Many culverts at the end of driveways

and ditch lines along the roadway are the responsibility of the property Owner. Please check your driveway culverts and roadway ditch line on a regular basis and keep them clean of debris and tumbleweed.

Crack seal of roadways

Crack seal products are used to fill individual pavement cracks to prevent entry of water or other non-compressible substances such as sand, dirt, rocks or weeds. Crack sealant is typically used on early stage longitudinal cracks, transverse cracks, reflection cracks and block cracks. Some of our roads and paths have cracks to be sealed. This activity is normally done during the month of October. Look for workers on our roadways doing this important job.

An Invitation to Join

Please consider joining the Maintenance and Oversight Committee (MOC). Your knowledge is needed. Be a part of a group that is Forward Thinking and Solution Driven! Meetings are engaging, fun, and have active discussions. Meetings are the first Wednesday of the month at 9:00am. If you are interested? Please contact us at, moc@ridgeowners.org

Plan, Prepare, and Be Safe

Plan and Prepare for evacuation in the event of a nearby wildfire. Prepare to shelter in place if advised to do so. Be Safe in your daily activities.

It's Still Wildfire Season in Central Oregon!

Get some space between your home and hazardous, flammable vegetation.

Go to the Ridge Community Wildfire Protection Committee webpage at www.ridgeowners.org for valuable information, videos and tips on how to better protect your property from a wildfire.

You can also email the committee at cwp@ridgeowners.org with your questions, concerns or make an appointment for a committee member to visit and make some suggestions.



Got defensible space?



Transparency initiative launched by RECOA Board



Transparency Initiative Ad Hoc Committee

In the spirit of continuous improvement, the RECOA Board has agreed to embrace the concept of transparency through 2020. The actions recommended by the Transparency Initiative Ad Hoc Committee are designed to increase trust, responsiveness and enhanced communication throughout the Ridge community.

The initiative was formally kicked off with an open forum held on July 16th at the River Run Event Center.

More than 50 owners attended the Transparency Initiative Open Forum and shared their concerns and questions after a presentation by Ad Hoc Committee members. The presentation slides, survey results and owner comments and questions are available on the RECOA website - click on Owner Resources on the home page and then on The Transparency

Initiative page. Thank you to all who attended and to the Communications Committee for their support! The input and recommendations will be presented to the board, committee chairs and management during the September 19th board meeting.



The Transparency Initiative objectives are:

To help our community make better decisions

To keep everyone involved

To build greater trust community-wide

To avoid surprises

To attract more interest community-wide

To be responsive versus reactive

And most importantly to continue to build a community of concerned and caring neighbors.

As we strive to improve timeliness and openness of communication we will periodically survey owners to gauge the initiative's success. As with all volunteer efforts, we ask for your patience - change doesn't happen overnight!

This hardworking ad hoc committee includes Communication Chair, Susan Perry; Communication Committee members, Joe Kosanovic and Gary Ruppert and Board Members Leslie Brown and Delayne Giardini. If you'd like more information contact Leslie at cgjfm@netscape.net or Delayne at delayne@onemoremind.com.

FROM THE RECOA WEBMASTER



*Joe Kosanovic
RECOA Webmaster*

We've received lots of positive feedback since the website has been updated. Comments like: "Easier to Navigate" and "Lots of good Information Available". I'd like to call your attention to a couple of new menu items that you may find useful. To make the most of this information, sit down in front of your computer or mobile device and open up www.ridgeowners.org - then log in. (Note: These first three are member-only access - see below for more information)

RECOA FORMS - Click on "Owner Resources" menu to find RECOA forms. Currently available is an Owner complaint form, ARC application form, and a Tree and Removal Permit form. Additional frequently used forms will be added or upon request.

THE TRANSPARENCY INITIATIVE - As we strive to build our community...one conversation at a time, this site is available for information relating to surveys, open forums, and town hall meetings. The goal is for honest, open and accountable communication.

RIDGE PHOTO ALBUMS - Got a picture you would like to share with our community? Photo Albums are available for: Central Oregon Scenery, Nature, Golf, Patriotic, and of course Pets. Select an album to view, then click on "Submit Your

Own Photo" to add your special photo. New albums can be added upon request. Email: webmaster@ridgeowners.org

CONTACT RECOA - We've made it easy to send a message to Owner Services, ARC, or any of the RECOA Committees. Under "Contacts / Emergency", the second drop down menu will open "Contact HOA Management / RECOA Committee". From there, find Send To, then select.

Finally, please ensure that you are registered in our Member directory to enable Member Access to protected areas of our website and to receive timely and informative email notices. See "Login|Register" on the website to register or to ensure your Profile is updated.

FYI: Daylight Savings ends on November 3, 2019.

New water meter reading devices installed



Oregon Water Utilities

information on the laptop is then transferred to OWU's billing system. The exhibit below demonstrates the way that an AMR system works.

AMR devices offer benefits including:

Customer Leak Alerts – AMR devices monitor flow patterns as water passes through the meter. A leak is detected when water flows through a meter for three (3) continuous days.

Usage History Download – AMR devices have provide historical consumption data by recording usage in hourly increments. The information can be downloaded and provided to customers that have usage questions. This information can help customers modify usage patterns to reduce water consumption.

Improved Operating Efficiencies – AMR devices reduce the amount of time that operators spend reading meters and in return improve their responsiveness to customer service requests, and provide more resources for preventative maintenance.

Remote Reading – Reading meters with remote AMR technology is useful in Central Oregon during the cold winter months when it is very difficult to find meters covered in snow. Earlier this year there were several days of continuous snowfall where more than two feet of snow accumulated and

meters could not be manually read.

Brett Limbeck (OWU - Cline Butte Field Superintendent), said "this is an exciting project and we appreciate all of the work the OWU-CB team have done in preparation for the project".

Please don't hesitate to contact OWU at 877-405-1760 if you have any questions regarding your water meter or any other water or wastewater utility matter.

Meter reading is one of the most important aspects of Oregon Water Utilities (OWU) operations. It is important because it provides accurate bills for OWU customers. The meter reads also give OWU insight as to customers' usage to forecast demand to ensure that supply is adequate. The American Water Works Association (AWWA) recommends replacing water meters to ensure they continue to read accurately. Aging water meters lose accuracy over time because of wear to moving parts. Poor accuracy meters result in an unfair distribution of water system operating costs to customers with working meters.

The OWU Cline Butte service area has manual direct read meters that are read each month by an operator who physically visits each meter. In early July 2019 a contractor started the project to replace approximately 1,700 meters with Automatic Meter Reading (AMR) devices. AMR's function in the same fashion as direct read meters with the difference being that they are read remotely using an antenna mounted on a vehicle. Each month customer consumption is captured and downloaded into a laptop, and the



Pictured above: Meters cannot be read manually during periods of heavy snowfall

Pictured below: Illustration showing the Automatic Meter Reading (AMR) process

