

RIDGE NEWSLETTER

Published by RECOA and Northview Community Services



from the RECOA Board President

As I exit my service, I wish to thank each of the many volunteers that have given their support to RECOA. The committee members and the chairpersons who spend countless hours working to improve our community will always be appreciated for their dedication and service. To board members who dedicated themselves to meetings and more meetings, I can only echo my appreciation.

RECOA needs volunteers for committee replacements and while the compensation is nonexistent, you will learn that you can make a difference in the

improvement of our community. RECOA is doing well, with a great management company in Northview, but I believe if we don't strive to improve, we will fall behind. As a member of the Ridge you are needed to work with our management company as a volunteer—not as a sideline critic, but as the positive force making a difference on one or more of our committees. Please contact ownerservices@nvoregonresorts.com if you are interested in joining the team.

It has been a pleasure to serve!

A special thank-you to the following who gave so much extra and are leaving their assignments:

- ◆ Jack Mumford—RECOA Vice-President
- ◆ Bob Shimane—Maintenance Chair
- ◆ Sue Baime—Maintenance Past Chair and Volunteer supreme

Those special people who are not leaving but give so much:

- ◆ Joe Kosonovic —Web Master, Poster chief, video production
- ◆ Bert Simmons—Social
- ◆ Arron Curtis —ARC Administrator
- ◆ Genevieve Herrera and the Northview team
- ◆ All committee chairs and members

Mick Finn, RECOA President

The team at Northview Community Services would like to extend our heartfelt thanks to RECOA President Mick Finn and Vice-President Jack Mumford for the countless hours they have dedicated in service to the homeowners at the Ridge. These two fine gentlemen worked tirelessly—and often thanklessly—for a single purpose: to make our community a great place to live. We will miss Mick's huge smile and Jack's generosity, but look forward to finding them on the golf course now that their schedules have cleared up. **Thanks a million, Mick and Jack!**



from
Matt Martino, RECOA Landscaper

Winterizing now ensures plant vitality come Spring

Waking up with frost on our windshields can only mean one thing: Winter is coming! As cool weather approaches, our focus shifts from mowing lawns to trimming back plants and winterizing irrigation systems. As an important safety precaution every fall, Land Effects will be beginning the winterization of irrigation systems in the areas we maintain to help prevent winter damage to the underground pipes and backflow assemblies. If winterization didn't occur, we would run the risk of the water in the underground pipes expanding when frozen and causing major damage, which can be very costly to fix.

But what of the plants during the winter? Most plants will go dormant during the colder months, shedding their exterior leaves and relying on reserves for food and energy. But some plants, like conifers, don't ever fully go dormant, and need supplemental water during the colder months to thrive. Dry air, low precipitation, little soil moisture, and fluctuating temperatures are characteristics of fall and winter here. Often there is little or no snow cover to provide soil moisture from October through March. Trees and shrubs under these conditions may be damaged if they do not receive supplemental water.

The result of long, dry periods during fall and winter is injury or death to parts of plant root systems. Affected plants may appear perfectly normal and resume growth in the spring using stored

food energy. Plants may be weakened and all or parts may die in late spring or summer when temperatures rise. Weakened plants also may be subject to insect and disease problems.

Woody plants with shallow root systems require supplemental watering during extended dry fall and winter periods. Some of these plants include evergreens, aspen, birch, and ornamental trees. Taking a bucket of warm water to these plants is a great idea and can help them survive later in the summer as well. Water only when air temperatures are above 40 degrees F. Apply water at mid-day so it will have time to soak in before possible freezing at night.

Keeping your plants in mind during the winter is a great practice to start, and can help you keep a beautiful yard all year long!



from the
Maintenance and Oversight Committee

MOC seeks new members

The Maintenance and Oversight Committee is seeking members for 2016. The committee is authorized for 12 members and currently has 11 active volunteers. There will be five openings for 2016 (four members are resigning after several years on the committee and there has been one vacancy all year).

The committee performs its work in four different, but related areas: Landscape and Water Features, Structures and Amenities, Roads and Paths, and Septic and Backflow. Through these four task forces, maintenance in the resort is performed through contractors. Examples that are visible daily are common area landscaping, road maintenance, painting and snow plowing. Not so visible are culvert maintenance and septic inspections. The committee interfaces with Northview, Land Effects and Cline Butte Utilities, as well as the Finance Committee and Board of



Directors. Meetings are held once monthly on the first Wednesday. Two board members sit on the committee in attendance with the HOA Manager, Northview Operations Manager, Land Effects and the Board President. If you have ever wondered why and how things get done around here, this is your opportunity to find out and to have a say in the matter.

If you are interested, there are two requirements: RECOA ownership and a desire for our community to remain a great place to live. To apply please contact MOC via the website or through Northview Homeowner Services located next to the real estate office.

from the
Ridge Spa

Fall Spa Special

Buy 3, Get 1 FREE!

Purchase one of the following options
and the 4th service is yours at *no cost!*

A great opportunity to treat yourself AND another!

3 Manicure & Pedicure Combos

3 Full Hour Massages

3 Classic European Facials

*All services must be the same. Services will be presented in Gift Certificate form.
Not to be combined with any other offer. Buy 3, get 1 valid during November and December only.

Gala fundraiser to benefit children in Deschutes Co.

The Assistance League of Bend is one of 120 chapters of Assistance League®, a national nonprofit organization that puts caring and commitment into action.

Some of their projects include:

- Providing new clothes and shoes for 2016 school children in grades K-12.
- Serving breakfast with Santa to 335 community members, including foster children and their foster families.
- Visiting and serving 1368 seniors in local assisted-care facilities providing hygiene items and other special items requested.
- Providing holiday gifts to 555 seniors in need.
- Making and donating 2,326 hats for cancer patients, the homeless and young children.
- Rewarding 106 elementary students for improved and outstanding school attendance.
- Teaching 41 elementary school children the basics of cooking and nutrition.
- Returning to the community 80% of income, over \$184,000 (unaudited), to philanthropic programs in the fiscal year 2014-2015.



GREENSIDE CAFE

Come on in to the
GREENSIDE CAFÉ
and get **\$2.00 off** your next
purchase of \$10 or more.

Call ahead at (541) 548-9591
and we will have it ready for you.

Please present coupon at time of purchase.

Coupon expires 12/31/2015



**The 2015
Roaring Twenties
Gala**

Friday, November 20th
Riverhouse Convention Center

Save the Date

This soiree includes cocktails,
dinner, and dessert.
Silent and live auctions.
Tickets \$100 per person.
For more information or to
purchase tickets, visit
assistanceleaguebend.com
or call 541-389-2075

Proceeds from this event will help
clothe children in Deschutes County.

Sponsored by:





Pet owner responsibility 101: Animals and the Ridge rules

We pet owners love our pets. But as much as we love our pets, we have to respect the fact that our neighbors may not feel the same. Many people love animals, but there are some people that do not. The people that do not own pets have their own reasons, either fear, allergies, or all the work involved in pet ownership. It is important to respect their decisions and their rights.

Being a considerate neighbor means following some basic rules when it comes to pet ownership:

Control excessive noise: If you own a dog or bird be aware of the noise they can make. Many pet owners can become selectively deaf, tuning out or ignoring the noise their pets can make. It is important for pet owners to minimize the impact their pets have on their neighbors. Carefully monitoring your pets at night, mornings and on the weekends

can make for a peaceful neighborhood.

Keep your pet under control: People that do not own pets do not appreciate your pet coming onto their property. What you see as an adorable ball of fur can sometimes be your neighbor's worst nightmare. Your dog may be gentle and sweet with you, but animals can be unpredictable. A dog allowed off-leash could become aggressive with another animal or a child. When walking your pet always use a leash this not only makes your neighbor more comfortable but can also save your pet's life. Cats, especially, are hunters and can be very harmful to our quail population. They can also be in danger from other predators, such as coyotes, if left to roam free.

Clean up after your pets: It is your responsibility to clean up after your pet. There are pet waste stations located throughout the resort for pet owners' convenience. Many people take great pride in their property, and allowing your pet to urinate or defecate on your neighbor's property will definitely lead to problems.

WE NEED YOU!

All residents—long-time homeowners, new residents and even renters—can contribute to making our community a great place to live by volunteering a few hours a month on any one of several association projects. The next time you're looking for an activity or a way to meet your neighbors, consider participating on an association. Your ideas, time and effort will be a valuable contribution to making our community successful. Volunteering can reveal untapped talents, teach new skills, introduce you to new activities and increase your self-confidence. Committees can provide networking opportunities that can benefit your career and your social life. Two RECOA committees are currently looking for members: Maintenance and Oversight Committee (moc@ridgeowners.org) and Finance and Contract Committee (fcc@ridgeowners.org). For more information about these committees, check out the "Committees" pages under "Association Info" on the Ridge Owner's website at www.ridgeowners.org.

Homeowner duties keep our community strong and vibrant

The association is glad you've found a home in our community. We presume it has all the amenities you were seeking and you're settling in nicely. This

is the time the association likes to remind new homeowners that common-interest communities like ours create some unique obligations to the community and to other residents within it:

Read and comply with the community's governing documents.

You should have received a package of documents after you closed on your home. Most of the documents are also available on the association's website at

www.ridgeowners.org. Make sure you understand what's included in them, particularly the rules about pets, parking, your home's exterior maintenance, architectural guidelines and when you must pay association assessments.

Provide current contact information to association board members or the manager. Make sure they know how to reach you in case of an emergency, and ask them to notify you of association meetings and other important events.

Maintain your property according to established standards. The community's appearance can add value to all the

homes within it—including yours—so it's important to keep landscaping neatly groomed and your home's exterior well-maintained.

Treat association leaders honestly and respectfully. Board members are homeowners—just like you—who have volunteered to give their time and energy freely to govern the community. While you should share your concerns about the community with them, do so in a way that's constructive, informative and helpful.



Attend board meetings and vote in community elections. Board meetings are open to all who wish to sit in and keep up with issues under discussion. The association is a democracy, and your voice and vote can affect important issues.

Pay association assessments and other obligations on time. Your regular assessments pay for common-area maintenance, amenities and other shared expenses. If you don't pay on time, the burden for paying your portion

of the association's bills, like water, electricity and trash removal, falls on your neighbors. Contact a board member or the manager, if you're having problems, to discuss alternative payment arrangements.

Ensure that tenants, visiting relatives and friends adhere to all rules and regulations. If you are leasing your home, you're liable for maintaining the condition of the home and for the behavior of those who live in it. Make sure to screen tenants thoroughly, and familiarize them with the community's rules.

Starfest is coming!

From Thanksgiving to New Years enjoy Starfest, a mile long animated holiday light exhibit adjacent to the Lodge along Falcon Crest Drive. Walk, drive or hitch a ride on a horse-drawn wagon and marvel at the spectacular display. Wagon rides run every Friday and Saturday from November 27th until December 19th. Adults \$10.00, Children (ages 5-13) \$5.00, and kiddos under age 5 are free. Complementary hot cocoa follows the ride. Reserve your wagon ride with the Lodge Front Desk at 541-923-2453.

We're Having *What* Kind of Meeting?

What's the difference in a board meeting and a special meeting, or an annual meeting and a town meeting? Confused? Here's some clarification.

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is essential to success. The board may want to present a controversial issue or explore an important question like amending the bylaws. The board may want to get a sense of members' priorities, garner support for a large project or clarify a misunderstood decision.

Board Meetings

Most of the business of the association is conducted at regular board meetings. Board members set policy, oversee the manager's work, review operations, resolve disputes, talk to residents and plan for the future. Often the health and harmony of an entire community is directly linked to how constructive these meetings are.

Executive Session

The governing documents require the association to notify you in advance of all meetings, and you're welcome—in fact, encouraged—to attend and listen. The only time you can't listen is when the board goes into executive session. Topics that the board can discuss in executive session are limited by law to a narrow range of sensitive topics. Executive sessions keep only the *discussion* private; no votes can be taken. The board must adjourn the executive session and resume the open session before voting on the issue. In this way, members may hear the outcome, but not the private details.

Parties

Occasionally the association notifies all residents of a meeting at which absolutely no business is to be conducted. Generally these meetings include food and music, and they tend to be the best attended meetings the association has. Oh, wait! That's a party, not a meeting. Well, it depends on your definition of meeting.

Annual Meetings

Annual meetings—or annual *membership* meetings—are required by our governing documents, which specify when they're to be conducted and how and when members are to be notified about the meeting. This is the main meeting of the year when members receive the new budget, elect a board, hear committee reports and discuss items of common interest.

Special Meetings

Special meetings are limited to a particular topic. The board can call a special meeting at any time, and they must notify all members in advance. The notice will specify the topic so interested members can attend. Special meetings give the board an opportunity to explore sensitive or controversial matters—perhaps an assessment increase. Members do not participate in the meeting, unless asked directly by a board member, but they have a right to listen to the board discussion.

Town Meetings

Town meetings are informal gatherings intended to promote two-way communication; full member participation

Eagle Crest Community Holiday Fest



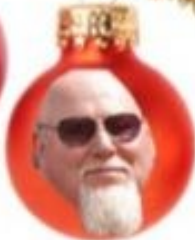
Tuesday 6:00 - 8:30
December 8th

Eagle Crest Convention Center

FOOD – FUN – CASH BAR

\$15 per person - 12 & under \$5

Dance Music by:



**OUT
OF THE
BLUE**

Food & Dessert provided by RECOA Social Committee

Please Sign-Up— We Need to Know How Many Are Coming
RSVP at www.ridgeowners.org website

Private Party for All Eagle Crest sponsored by: RECOA Social Committee