

Ridgegate Informer



YOUR HOMEOWNERS ASSOCIATION NEEDS YOU

The Ridgegate HOA Board of Directors is in need of volunteers. We need the community to get more involved in making Ridgegate a better and safer place to live.

The Board of Directors would like the homeowners and residents of Ridgegate to start committees such as; deed restriction monitors, safety reporters, social event spearheaders, landscaping monitors (for yard of the month). If you have any questions or comments please contact Aida Evans @ aida.evans5705@gmail.com or call our management company, Austin Properties, at 713.771.1771.

DEED RESTRICTION REFRESHER NOTES

Deed restrictions are a way for the community to police itself, to prevent certain infractions, to maintain integrity and property values. Property owners are given a set of governing documents at the closing of their purchase from a title company. Unfortunately, many purchases not made through a title company may not provide this important legal document and that is why we have put it on our subdivision webpage: www.mascapi.com/Ridgegate.

Please remember **"before"** you make any and all changes, improvements, repairs and/or replacements to the exterior of the home that you complete a Request for Home Improvement Approval. This allows the community improvement association (CIA) to ensure you don't violate deed restrictions and possibly end up dealing with the CIA to correct any violations. The Request for Home Improvement Approval form can be found on our webpage mentioned above.

We understand and are so happy to see residents make improvements to their property and we want to do everything to make sure it goes right. Our management company has an inspector driving through Ridgegate on a monthly basis reporting any deed restriction violations, or homes in need of repairs, i.e. painting, missing pickets, parking on the grass, and lawns in need of maintenance as well. Please do not ignore notices you receive. Address any issues as soon as possible, before they are referred to our attorney. There is a procedure in place, on a time line that we try to follow and we are happy to discuss any issues that arise in a reasonable manner, if you allow us to work with you, to mitigate the situation.

This information is kept confidential. Please feel free to call **713.771.1771** to report violations. There is one area in particular that has become a problem. There are individuals that are dumping their trash in West Ridgescreek Circle. This has become an eye sore and brings down the integrity of this subdivision. We are asking you to report anyone you see dumping trash in this area. If you have security cameras we would appreciate any efforts to share video of the culprits. We hope that a "No Dumping" sign will be necessary in our subdivision, but if we don't do something about it the offenders will continue to use Ridgegate as their dumping ground. IF YOU SEE SOMETHING, SAY SOMETHING, it's as simple as that. And thank you in advance for preserving the integrity of *YOUR* neighborhood.

HOW TO REMOVE MILDEW FROM EXTERIOR SIDING

Mildew usually occurs when the paint does not contain a mildewcide. A mildewcide is a chemical that retards the growth of fungi. These fungi are always present in the air and appear black, green or red.

If the mildew is caused by a poor paint application, then do not paint over the area without first removing the mildew. If you do not remove the mildew, it will grow through the new coat of paint.

To remove the mildew, try mixing one quart of household bleach to three quarts of warm water. If you are experiencing mildew, then add 2/3 cup of trisodium phosphate and 1/3 cup of powdered laundry detergent to this mixture. Spray or scrub the solution on the mildewed area. Wear protective clothing and rubber gloves when applying the mixture. Avoid splashing shrubbery, grass and yourself. Rinse the siding and repaint it as soon as possible with paint containing mildewcide.

HEAVY TRASH SERVICE

Please read the following carefully. Our management company has been instructed to send letters to homeowners and residents when items are left in front of our homes. By following the instructions below, these letters can be avoided and leave all of us in a cleaner, good looking subdivision.

Regular collection day is every Friday.

- Trash cans must be out by 7:00 am on Fridays.
- Bulky or heavy trash such as furniture, appliances, and similar items are picked up on **Heavy Trash** pick up days.

Heavy Trash pick up is the 4th Wednesday of the month.

- Heavy Trash must be out by 7:00 am.
- Furniture, appliances, and similar items are considered Heavy Trash.
- Hazardous waste such as motor oil, gasoline, paint, batteries, garden chemicals, smoke detectors, tree trunks, auto body parts and similar items **will not be handled by The City**. Material generated from remodeling, carpeting, or roofing materials are not considered as typical household garbage. Consequently, **they will not be collected**.

Construction, remodeling debris, carpeting or other non-hazardous items that are excluded from curbside collection may be appropriate for disposal at Houston Solid Waste, 11500 South Post Oak, Houston, TX 77035, **call 311** for locations and hours of operation.

Place junk waste/tree waste at the curb no earlier than 6 p.m. the Friday before your scheduled pick-up. Fines for violations range from \$50 to \$2,000. To find out more or to report a violation call 3-1-1 or go to www.houstonsolidwaste.org.

Your junk waste/tree waste pick-up date is:

- | | |
|--|---|
| <input type="checkbox"/> First | <input type="checkbox"/> Monday of the month |
| <input type="checkbox"/> Second | <input type="checkbox"/> Tuesday of the month |
| <input type="checkbox"/> Third | <input checked="" type="checkbox"/> Wednesday of the month |
| <input checked="" type="checkbox"/> Fourth | <input type="checkbox"/> Thursday of the month |
| | <input type="checkbox"/> Friday of the month |

COLLECTION SCHEDULE

January	Tree Waste Only
February	Junk Waste
March	Tree Waste Only
April	Junk Waste
May	Tree Waste Only
June	Junk Waste
July	Tree Waste Only
August	Junk Waste
September	Tree Waste Only
October	Junk Waste
November	Tree Waste Only
December	Junk Waste