

# Rolling Ridge Condo Association Year-in Review 2020

## Maintenance-

1. Asphalt – Macaw, Aster, Hazelnut and Summit Terrace milled and overlaid with new asphalt.
2. Proactive Building Maintenance- Gutter cleanings, spot checks after big storms for loose siding, trim, shingles etc.
3. There was one emergency water line repair required.
4. Repairs made to walking bridge over the creek.
5. Sidewalks replaced in areas where there were tripping hazards
6. Removed trees where roots were creating tripping hazards
7. Power washed a few units that were particularly dirty.

## General-

1. Several dead trees were removed.
2. Several trees were donated by Betty Holland and Mike Williams for planting in the common areas.
3. Lawn Contest- three winners given \$100 off their dues for one month.
4. Dumpster Weekend offered in the spring. Was successful again this year.
5. Trash pick up from wooded and common areas.
6. Continued enforcement of rules for visitor parking. Automatic towing after first warning.
7. Rodent stations- have required almost twice the bait over the last year. Mice continue to be a concern not just in Rolling Ridge but in the Sterling & Ashburn areas this past year. Our pest control company has been staying on top of this issue.
8. Covenants inspections ongoing, commonly cited items are: rear deck/lower areas requiring clean up, neatening, trash issues, several window AC units this year along with temporary shade structures. Letters sent by mail with photos of the violation.
9. Trail camera installed to capture photos of individuals who are illegally dumping construction materials.
10. Temporary signage used to remind residents where trash should be placed and to secure items.
11. Brick sign was power washed.
12. Faded fire lane and other signage replaced throughout community.

## Administrative-

1. New regulations for FHA approval were put in place. The next review (in 2022) may require legal assistance.
2. Property Manager continues to monitor performance of service providers (Landscapers, building maintenance, snow removal etc.) Management will contact service providers when they notice a need for improvement or concerns are brought up by homeowners.
3. Updated signers added to the Union Bank account.
4. Board met with the association's CPA to address concerns with the roll out of the new bank account, ACH and accounts in arrears.
5. Audit performed of 2019 books.
6. Kyu Jang resigned from the Board; Mike Williams appoint to the vacancy.

## Communications-

1. A semiannual newsletter is being sent to the community.
2. Emails are sent periodically to announce important reminders, community events or trash pick up announcements. Homeowners are encouraged to be sure their email address is up to date with the association.
3. Website is updated and most recent meeting minutes are posted.

## Looking Ahead to 2021-

- Phased power wash plan for the buildings.
- Replant trees in common areas.
- Possible change in landscape service provider.
- Spring dumpster weekend is planned again.
- Rejuvenation/repairs of existing asphalt.
- Update the ARC Guidelines.
- Explore costs/options for light pole LED conversion.
- Continue efforts to increase reserve savings.