

MEADOWS NEWS

Editor: Bob Coomber
April 2021

A Homeowners Association



ROCHESTER GAS & ELECTRIC EMERGENCY INFORMATION

If you are experiencing a life-threatening electricity emergency, please call 911 (tel:911) immediately. Otherwise, please contact us at 800-743-1701 for electricity outages or trouble.

During major storm events, we also offer updates on Twitter (<https://twitter.com/RGandE>) and Facebook (<https://Facebook/com,RochGandE>).

LIFE SUPPORT

Customers with life support systems or other special needs that depend on electricity services will be notified of planned interruptions of service for scheduled maintenance or repairs. We will also contact you during unplanned outages with information to help you plan for your needs. Should you need assistance during an outage, please contact us at 800-743-2110 (tel: 1-800.743.2110)

RESOURCE LINKS

American Red Cross (<https://www.redcross.org/>)
Federal (<https://www.ready.gov/>) Emergency (<https://www.ready.gov/>)
Management Agency (FEMA) (<https://ready.gov/>)
New York State Division of Homeland Security and Emergency Services (<https://www.dhSES.ny.gov/oem/>)
National Weather Service (<https://www.weather.gov/>)
Hurricane Center (<https://www.nhc.noaa.gov/>)

BUDGET FOR 2021-22

The budget for the next fiscal year (June 1st, 2021 to May 31st 2022) has been completed but not yet officially passed.

The monthly assessment is planned to increase by \$3.00 per month, from \$225 to \$228. This is the first increase in two years.



May 31st

BOARD OF DIRECTORS CHANGES

Starr Vogt, 1 FDC has joined the Board and will serve out the term formerly held by Christine Smith.

Ellen Stravakos, 153 FDD has resigned due to health reasons.

This leaves us one short of the normal 5 member board.

ANNUAL MEETING

Due to Covid restrictions, the Board of Directors is considering a June or July meeting. More information will follow soon.

YOUR BOARD IN ACTION



The Board of Directors meet every month along with the manager. At every meeting the following items are always reviewed for

approval: Previous meeting notes; Treasurer's report; delinquent assessments and work orders.

January 19, 2021

Delinquencies of HOA assessments of 90 days or more will be sent a 5 day notice from the manager. If not complied with, a lien will be placed on the home by the attorneys.

February 16, 2021

updated owner's list
Need occupant list for safety reasons
Budget meeting planed for March 3rd
Starr Vogt joins board
Driveway walk around April 7th
Boards walk around May 12th

March 16, 2021

Several contracts for property services were evaluated and agreed upon for pest control, gutter replacement and house number repositioning. Pavement sealing walk around April 7, Board walk around May 12, TruGreen contract signed; retaining wall replacement project was put on hold.



This is a feature that will highlight a different rule every issue.



OWNER RESPONSIBILITIES:

Each owner shall be responsible for any violation of the Association's

Declaration, By-Laws or Rules and Regulations by him/her as well as any occupant, tenant and/or visitor (including contractors) of his or her unit.

Prohibited vehicles.

- Unregistered vehicles
- Junk or disabled vehicles
- All terrain, dune buggies, mini-bikes, motorized scooters, dirt bikes, motorcycles, go-carts, snowmobiles and similar vehicles.
- Commercial vehicles
- Recreation vehicles, boat, trailer & storage container have restrictions.

For more information see page 9 of Rules and Regulations handbook July 24, 2019

Give a person a fish to fry and you feed them for a day. Teach a person to use the internet and they won't bother you for weeks, months, maybe years.



Joseph Peris February 25th; 55 FDD

ARCHITECTURAL CHANGE REQUESTS

January 19, 2021

Dog Approval
Surveillance Camera approved

February 16, 2021

Furnace, final inspection approved
Water heater approved

March 16, 2021

Patio Door 18 FDD
New windows 62 & 64 FDD



FOURTH OF JULY

DELINQUENT ACCOUNTS



Delinquent accounts that are overdue by 90 days will get a 5 day notice warning, then an attorney letter, along with associated late payment fines.

As of January 31st there were 12 delinquent accounts with one of them accounting for ½ of the total amount because it is estate settlement.

As of February 28th there were 11 delinquent accounts with 3 of them counting for about 75% of the total amount owed.



Property Repair Requests

Please direct property repair concerns to Realty Performance Group by phone (225-7440) or mail, to Julie McDonald's attention.

“The Ridge Meadow Declaration describes the maintenance coverage that is required by the Association. It states “Except for the structural portion of the exterior walls and roof members, there shall be no obligation on the part of the Association to maintain, repair, reconstruct or replace or preserve any part of the interior of any Unit or any fixture or mechanical system (including but not limited to heating, including chimney, lighting, plumbing, air conditioning for any Owner.)”

This is often called “Bare Walls In” and in simple terms, the Association’s coverage only covers the exterior structures (roof, exterior walls etc.) of the complex. Everything inside the unit (personal belongings, appliances, flooring, improvements, etc.) will be the unit owner’s responsibility.

Each individual owner should have their own unit owner’s coverage.....should ask themselves:

- How much would it cost to repair the interior of my home?
- How much would it cost to replace all of my belongings?
- Has my unit been remodeled or am I planning on remodeling?
- Do I have Liability protection?”

All of the above factors determine how much insurance coverage is adequate.

In layman’s terms here are some examples to consider:

- If a storm causes damage to the unit, the Association has insurance to rebuild the whole unit. However, the contractor will rebuild using the basic without upgrades (Contractor Grade Basic). To restore the inside of the unit to its existing condition, the owner should have adequate insurance to ensure the unit is restored to the way it was before the storm including betterments a homeowner has made.
- If the bathroom leaks water to the floor below or there is fire or smoke damage to the unit (due to negligence), the Association’s insurance will replace the

framing (studding) out including the siding. Inside framing (studding) will be replaced but no drywall or other restoration because of the damage.

- Negligence examples are: leak from interior pipe, faulty refrigerator water supply, washing machine water supply break, dishwasher water supply, toilet water supply, faulty sump pump, accidental stove fire, fireplace fire etc.

A licensed insurance professional can assist you in securing the proper protections to repair or replace what is not covered on the Association’s policy.



June 20th

CLIP & SAVE

Ridge Meadows
Homeowners' Association

Management Company:
Realty Performance Group
1800 Hudson Ave. Ste 100
Rochester, NY 14617

Web Site: realtyperformancegroup.com
Emergency Number: 595-225-7440
RMHOA Manager: Julie McDonald

Board of Directors:
Sue Glenday-President 3C
Diana Craddock-Treasurer-51D
Starr Vogt- At Large 1C
Bob Coomber-At Large 5C