

TUSCAN RIDGE NEWS

Together | Our Neighborhood | Even Better

2018 ANNUAL REPORT

Our homeowners association experienced a productive and enjoyable 2017. See the next page for accomplishments, organized by our strategic themes.

The social committee, led by Jodi Maciejewski held four events: ladies night out, evening party, August picnic, and holiday gift card exchange dinner.

Financially, the association finished the year with incurred expenses totaling \$14,623.50. Eighty-one percent of expense is related to green space care. Revenues are dues-based and totaled \$14,986.46.

Over the past two years, our HOA recommended and collaborated with the SID for multiple upgrades, including signs, landscaping, sidewalks, and water supply for the entry irrigation system. These planned projects are now complete. Thanks for the support of the SID members: George Gauger, Larry Nyffler, Dennis Kalasek, Judy Heim, and Susan McGough.

Also, thanks to Kevin Hooker, outgoing HOA board member and welcome to Daryl Gerardy, incoming board member.

2018 BOARD MEMBERS & ROLES

Our HOA board selected officers and reorganized initiatives for the coming year. Questions? Just ask, we love to talk and email!

Rick King, President & Treasurer, rick@kingins.com

Ron Goracke, Secretary, Neighborhood Watch,
rgoracke@goracke.com

Mike Ancona, Projects coordinator, Design Review
committee, mjancona5@cox.net

Daryl Gerardy, Projects coordinator,
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All of us can help!

Burned out or flicker street light?
Report at

OPPD.com...OR...download the free app to
report. Lights help promote safety.

It can be windy here, so join the fun and pick up
litter blowing down your street.

2017 HOA ACCOMPLISHMENTS.

Strategic Goal 1: Maintain and Improve home values

1. Improvements to entry sign landscaping with additional trees
2. Improved sign and entry tree lighting.
3. Secondary monument sign and landscape bed at Cleveland and Blue Sage
4. Well replacement by city water and sprinkler system upgrades.
5. Planned additional green space trees to be planted in the green spaces
6. Advocated for dead/dying tree replacements along Pacific/Logan streets
7. Interacted with commercial development to the west to promote neighbor-friendly interfaces.
8. Continued design/architectural reviews and covenant reminders
9. Advanced Green space turf improvement and weed reduction efforts.

Strategic Goal 2: Maintain a safe and crime free neighborhood

1. Speed tables (bumps, humps) on Blue Sage and HWS Cleveland
2. Established neighborhood watch program
3. Newsletter attention blurbs promoting awareness

Strategic Goal 3: Maintain and enhance a friendly, pleasant neighborhood

1. Tree pruning/dead branch removal on out-lots
2. Improved island maintenance at Blue Sage & Cleveland
3. Continued support of the social committee.
4. Continued newsletter-three times a year, with one being annual report.

Strategic Goal 4: Organizational development of the Board and Association

1. Title ownership of green spaces (common areas) in process
2. Completed Mission/Vision/Value statements
3. Green space use policy developed
4. Improvement user friendly homeowner improvement request tool developed.
5. Tried an ad hoc board member approach for broader involvement

Goal 5: Develop financial reserves in order to fund long-term improvement projects and asset depreciation.

- A. Maintained a break-even performance.