

TUSCAN RIDGE NEWS

Together | Our Neighborhood | Even Better

2016 ANNUAL REPORT

Our association reported its first full year of activity at the January 12th annual meeting.

The meeting began with a presentation on home and neighborhood safety by Douglas County Sheriff's department Deputy Jay Wingler. Key points included: keeping your garage doors closed, locking doors and lower windows, and calling 911 when seeing anything suspicious. The group was reminded to not leave valuables in cars and to keep cars locked. The use of exterior lighting and motion detection lights are deterrents. Deputy Wingler also described the department's Neighborhood Watch program.



The meeting continued with board members presenting reports on accomplishments and finances (see sidebars). The meeting included two interactive sections designed to garner member's insights. Using a multi-vote group input technique, attendees selected the top three roles of the Association as: enhancing home values, optimizing a crime-free and safe neighborhood, and promoting neighborhood friendliness. Suggestions for improvement included enhanced communications within Tuscan Ridge and with surrounding homeowner associations, improved entry signage appearance, enhanced crime prevention efforts, and reduced speeding.

Ron Goracke was unanimously elected to the Board. The meeting was attended by 25 members representing 18 properties.

ACCOMPLISHMENTS

2015

Enhanced common area maintenance

Phase I tree pruning

Association business processes and by-laws developed.

Architectural reviews assumed from developer.

Phase I of entry sign landscaping improvements

2014

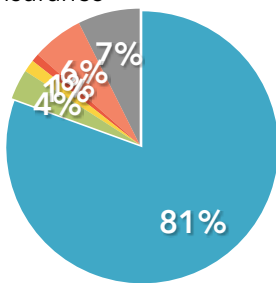
Formation of the association

Mailbox upgrades.

FINANCES

For 2015, the \$11,085 revenue was derived from dues and fees. The year began with a bank account balance of \$10,806 and ended with \$10,129. The total expense of \$11,060 was distributed into these categories.

- Common Area Grounds
- Electricity
- Postage
- Office
- Legal
- Insurance



The annual report was written by Susan McGough on behalf of the Association Board.

LOOKING AHEAD FOR 2016

Our neighborhood is in the final stages of being 'built-out'. The last house in the Villa section is essentially complete, and three houses are currently in construction on the south end of 200th Avenue, leaving only one build site remaining in the neighborhood.

To the south of Blue Sage, plans are to build villa style single family homes on lots facing two cul-de-sac streets or circles. At this time, these homes are not a part of our Homeowners Association.

The board anticipates working collaboratively with our SID and the developers towards neighborhood maintenance and improvement projects over the coming year. Other projects, such as a developing a website, evaluating the Neighborhood Watch program, and refining board processes will be more directly addressed by the working board, which we are.

The annual meeting provided excellent input and suggestions that will allow us to better prioritize our projects into a strategic plan. The board sees making effective progress while prudently managing our resources-particularly finances.

Board members:

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LAST NOTE: What do you think?

The board will discuss the option of participating in the Neighborhood Watch program, as one step to minimize crime in Tuscan Ridge. The direct visual impact of the program is posting orange colored warning signs at the entries into Tuscan Ridge, as seen in the attached photo. (This is the Fireside subdivision across Pacific Street.). *Opinions about these signs? Email or call us.*

