

TUSCAN RIDGE NEWS

Together | Our Neighborhood | Even Better

UPCOMING EVENTS: Early February-a special Valentine surprise...March 30-Ladies Night Out...Early summer-Singles and Couples in the Neighborhood Party...August 26-Block Party... Dec-Ladies Night Out ornament exchange. Watch for more details from your social committee !

Accomplishments

2016. -In collaboration with our SID:

- Repair, repainting of entry sign
- Tree pruning on two common area areas
- Increased street island maintenance
- Sidewalk additions to mailboxes, along Pierce St., and HWS Cleveland
- Repair and reseeding of turf along Logan Street and Pacific Street

2016-Within the Homeowners association

- Organized goals into a strategic plan
- Phase II of entry landscape improvement
- Major repairs to sprinkler system
- Initial steps to a Neighborhood Watch program
- Common Area Fall clean up
- Increased efforts for weed reduction in common areas
- Social committee organized and held three events
- Tuscan Ridge newsletter started
- Facilitated awareness and repair of streetlights and the tornado siren.

2017 ANNUAL REPORT

The past year proved to be an active with efforts targeting the strategic areas of the HOA. See the side bar for key accomplishments.

The January annual meeting included reviews of accomplishments, finances, and social committee events. Two major in-progress projects, member roster development and the neighborhood watch program, were discussed. The meeting was attended by 24 members, representing 17 properties. Attendees offered input in development of the HOA vision, mission, and value statements, as well as approaches regarding the use of our three common areas.

Mike Ancona and Rick King were elected to the HOA board. Due to much interest in helping our neighborhood be even better, the Board in 2017 is adding ad hoc, non-voting members for one year as an initial trial period.



HOA Key Strategic Objectives

- I. Maintain and improve home values
- II. Maintain a safe and crime-free neighborhood.
- III. Promote a friendly, pleasant neighborhood.
- IV. Continue organizational development of the homeowners association.
- V. Develop financial reserves to fund future improvement projects and asset depreciation.

Financial Summary

The HOA had a 2016 revenue of \$13,576.00, all from member dues. Expenses came to \$14,567.43 resulting in an operating loss of \$990.73. As with the loss in 2015, the 2016 loss was funded from reserves. Grounds maintenance and repair constituted 84% of 2016 expense. The board plans to restructure common area maintenance schedules in order to reduce expenditures and improve appearance.

Special Thanks

Extend a thank you to those neighbors taking time to pick up trash blown down the street or into a common area on a windy trash day!

OPINION PLEASE... please read and email Susan your thoughts

Draft VISION STATEMENT:

The Tuscan Ridge Homeowners Association envisions our neighborhood as one that all members are proud to call home.

Living in Tuscan Ridge means well-maintained homes, attractive landscaping, pleasant common areas, safe walkable streets, and caring neighbors.

Neighbors cooperate with each other in a respectful manner to uphold the covenants, grow the value of our properties, and care for our families, friends, and community relationships.

Draft MISSION STATEMENT:

The mission of the Tuscan Ridge Homeowners Association is to preserve and enhance the property of our subdivision by maintaining the common areas, by upholding our covenants, by-laws, deed restrictions, and polices, and by promoting a safe, friendly, and enjoyable place to live for each resident.

The Board will serve the Homeowners by taking a fair and objective approach in representing the interest of all homeowners and will enforce the Association's By-laws and Covenants, while providing ethical and fiscally responsible solutions in order to achieve our vision.

Draft VALUE STATEMENT:

The Tuscan Ridge residents value friendliness, responsibility, cooperation, and cleanliness. The homeowner's board proceeds with fairness, integrity, respect, and approachability.

Your HOA Board Members:

Susan McGough, President. s.mcgough1@gmail.com

Ron Goracke, Secretary. rgoracke@goracke.com

Rick King, Treasurer. rick@kingins.com

Kevin Hooker, Design Review, kevin@elitecheer.com

Mike Ancona, mjancona5@cox.net

Ad hoc: Jodi Maciejewski, Social Committee, jodi_maciejewski@yahoo.com