

# Ridge Forest Chronicle

Volume XI, Issue I

January-February 2007

## January highlights:

- Members approve dues increase to \$182 for 2007.
- New association website coming online – [www.ridgeforest.org](http://www.ridgeforest.org)
- Our local area continues to grow with new construction and road improvements planned
- Local area home values remain strong despite home sales slowdown

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## Homeowners Approve 2007 Budget and Dues

In the general meeting on January 6, 2007 the homeowners voted to accept the proposed increase in annual membership dues from \$100 to \$182.

The meeting in January 2007 was necessary because not enough homeowners voted in person or by proxy at the previous general meetings held on October 5 and December 7. The covenants of the Ridge Forest Homeowners Association are very specific and require the presence of a quorum of homeowners before a binding vote on a dues increase can be taken. The October meeting required that at least 66 homeowners be present in person or by proxy, the December meeting required at least 33 homeowners be present, and the January 2007 meeting required a minimum of 17 homeowners.

The dollar amount of the dues increase was determined by the homeowners at the October 7, 2006 general meeting. After going through the proposed 2007 budget and voting on each line item, several motions were made from the floor and a final resolution was voted on and accepted. It was decided that the dues amount would be based on the membership desire to maintain a cash reserve cap of \$10,000 and the dues increase was calculated to offset the expected expenses based on the 2007 budget.

In addition to standard operating expenses, the 2007 budget includes:

- Website - \$100
- Landscaping for front entrance - \$1,500
- Mulching common areas - \$1,000
- Dead tree cleanup - \$1,500
- Tree replacement - \$2,000
- Tree pruning—\$1,600 (amortized over 5 years)
- Property repairs - \$200 (repairs not covered by insurance)

As of January 1, 2007, the adjusted combined bank statement balance for all of the homeowner association accounts was \$8,585.53. This amount represents the cash reserve which has been capped by the members at \$10,000.

If any homeowner has questions about the dues increase or the accepted 2007 budget, please contact any member of the board via the homeowner's association website or through the contact information listed on the back page of the newsletter.

Copies of the approved 2007 budget may be requested at the monthly board member meeting (see "You are invited..." on page 2), or soon may be viewed online at [www.ridgeforest.org](http://www.ridgeforest.org).

## Coming soon—[www.ridgeforest.org](http://www.ridgeforest.org)!

To better server the members of our association, a new item was introduced in the 2007 budget to create a website to represent the community. Our association will soon be online to provide you with a wealth of information, services and opportunities, and to share ideas and information. The website will enable our members to receive news and announcements, communicate directly with the board members, and access important association documents, forms and much more.

The initial version of the website is up and running and new and expanded content will be rolling out throughout the whole month of February. Feel free to click around to discover something new about Ridge Forest, the association services, and events offered to you by your Ridge Forest Homeowners Association (RFHOA).

The website will soon include:

- Latest news affecting our community
- Board meeting minutes and reports
- Archive of newsletter publications
- Searchable copy of the association covenants/by-laws
- Contact information and email form to communicate with board members
- Downloadable forms for various HOA requests, such as architectural review, tree replacement, submissions for board business, etc.
- Neighborhood watch updates
- Submission form for newsletter and/or website content
- General information regarding latest home sale prices/values in our area
- Area development news from the county and state governments

We hope you'll take advantage of this service. Your input and suggestions will be appreciated.

*“Our association will soon be online to provide you with a wealth of information, services and opportunities, and to share ideas and information.”*

## You are invited...

...to attend the monthly meetings of the homeowner's association board!

Each month the board meets to manage day-to-day association business as well as discuss county and state-wide events that may affect our community. All homeowners are invited to these meetings and are encouraged to bring any matter before the board they feel is important.

If you are unable to attend a board meeting or if you have a question about any of the prior board meetings, homeowners may view board meeting minutes online at [www.ridgeforest.org](http://www.ridgeforest.org). You can also request copies of the board

meeting minutes by contacting any member of the board using the contact information on the back page of the newsletter.

Please note that segments of the online version of board meeting minutes may be redacted to protect sensitive homeowner information.

Where: The Provinces Library meeting room  
2624 Annapolis Road  
Severn, MD 21144

When: 7:00 pm-8:30 pm  
February 6, 2007  
March 6, 2007  
April 5, 2007

*“Home owners may view board meeting minutes online at [ridgeforest.org](http://www.ridgeforest.org).”*

## County Executive Leopold Requests Fast Track for Widening of Route 175

Annapolis, MD (January 18, 2007)

In a letter to Governor Martin O'Malley, Anne Arundel County Executive John R. Leopold requested that the timetable for the widening of Route 175 in Anne Arundel County be accelerated to the greatest extent possible.

"This road-widening project is a top transportation priority in Anne Arundel County and is

vital to help us prepare for BRAC'S explosive growth," said County Executive Leopold.

The Defense Information Systems Agency is required by law to be functioning at Fort Meade by September of 2011. The current completion date for the 175-widening project is planned for 2013. The County Executive's request to the Governor for an accelerated timetable will allow the road infrastructure to be in

place as BRAC-related growth develops.

In the County Executive's request to the Governor, Mr. Leopold proposed utilizing the strategic highway network provision contained in the Defense Highway Act to provide assistance to military bases, such as Fort Meade as a source of funding.

(Source: Anne Arundel County Citizens Information Center)

*"February is merely as long as is needed to pass the time until March. -- Dr. J. R. Stockton "*

*Quick tip:  
If you are planting flowers and vegetables in your garden this year, now is the time to do some planning. Many seed companies offer early season discounts or bonuses of free seeds with each order when you place your order in February. You will be ahead of the game come warmer weather and can save some money as well.*

## Odds and Ends

### Changes in Ownership

The owner of record for your house is officially the member of the homeowners association. Only the official member has the right to hold office and vote in the homeowners association. If after originally purchasing the house you re-record the Deed to add or remove a co-owner or place the house into a trust, please notify the secretary of the RFHOA of the new registration.

### A question about voting proxies

*Q. At the January 6, 2007 general meeting, a vote was taken about the increase in*

*annual dues. I know that in the previous vote [October 5, 2006] there were a lot of proxy votes against the increase. Why were those votes ignored in the vote taken in January?*

*A: That's a very good question, and the answer is straightforward. When a homeowner signs a proxy authorizing someone else to cast a vote in a general meeting, the proxy is valid only for that specific general meeting. If you take a close look at one of the proxy forms, you will see that the proxy is dated and says that it is valid only for that specific meeting. By the RFHOA covenants, the proxy*

*votes cast in October and December could not be used and could not be counted in the January vote.*

### A note about our community website privacy

Several questions have been raised expressing privacy concerns with posting board meeting minutes and newsletter archives on the community website.

Before any document is placed on the website, a thorough review is conducted and all sensitive identifying information is edited out to protect homeowner privacy.

RIDGE FOREST  
HOMEOWNERS  
ASSOCIATION,  
HANOVER, MD.

P.O. Box 724  
Hanover, MD 21076

We're on the web!  
www.ridgeforest.org



**Ridge Forest Homeowner's Association**

**Community Calendar and Notes**

January 9, 7pm-8:30pm  
RFHOA General Meeting  
Provinces Library meeting room  
2624 Annapolis Road  
Severn, MD 21144

February 6, 7pm-8:30pm  
RFHOA Monthly board meeting  
Provinces Library conference room  
2624 Annapolis Road  
Severn, MD 21144

February 14 - Valentine's Day

February 19 - President's Day

To submit an event for inclusion in the next newsletter, send an email to [newsletter@ridgeforest.org](mailto:newsletter@ridgeforest.org) or contact James Smith at 410-551-0955.

**January 2007**

**February 2007**

Sun	Mon	Tue	We	Thu	Fri	Sat	Sun	Mon	Tue	We	Thu	Fri	Sat
	1	2	3	4	5	6					1	2	3
7	8	9	10	11	12	13	4	5	6	7	8	9	10
14	15	16	17	18	19	20	11	12	13	14	15	16	17
21	22	23	24	25	26	27	18	19	20	21	22	23	24
28	29	30	31				25	26	27	28			

**RFHOA Board Member Contact Information**

**President**  
Kimberly Simmons  
410.519.8177  
[president@ridgeforest.org](mailto:president@ridgeforest.org)

**Vice President**  
Michaela Burgnon  
[vice-president@ridgeforest.org](mailto:vice-president@ridgeforest.org)

**Treasurer**  
James Smith  
410-551-0955  
[treasurer@ridgeforest.org](mailto:treasurer@ridgeforest.org)

**Secretary**  
Patricia Smoot-Wood  
410-519-5474  
[secretary@ridgeforest.org](mailto:secretary@ridgeforest.org)

**Architectural Review Committee**  
Stewart Potter  
[architect-review@ridgeforest.org](mailto:architect-review@ridgeforest.org)

**Common Areas Committee**  
Cathy Bracey-Tynes  
[common-areas@ridgeforest.org](mailto:common-areas@ridgeforest.org)

**Member(s) at Large**  
Bill Madison

Sashi Ravindran

Louvel Fautroy  
410-519-5984

**General question or comment**  
[board@ridgeforest.org](mailto:board@ridgeforest.org)

**Newsletter Submission**  
[newsletter@ridgeforest.org](mailto:newsletter@ridgeforest.org)

**Webmaster**  
[webmaster@ridgeforest.org](mailto:webmaster@ridgeforest.org)