

Walls & Covenants Changes – Part 1

**Is our plan worthy of
your vote?**

The Ridge



Can you vote **YES** for the Covenants change?

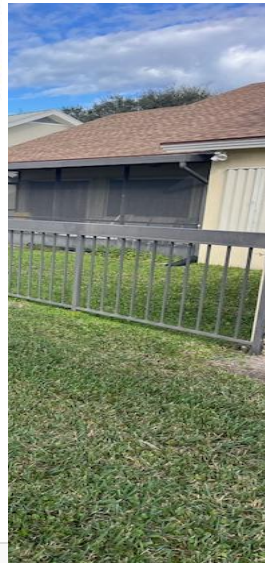
Remember our Goals....

- Solve the repair & maintenance responsibilities of our yard walls**
- Improve the Covenants (reduce confusion)**
- Provide a path to fix the walls that need fixing**



Did we resolve the repair & maintenance responsibilities?

- ✓ Defined all the walls and fence types – no longer ambiguous.
- ✓ Clarified Lot Perimeter Wall access and which owner does what.
- ✓ Added clarity to wall and fence responsibility
- ✓ Reduced the HOA Association involvement to painting the back side of the back Party Walls and Party Fences.
- ✓ Tackled unique painting situations that cause some angst between neighbors
- ✓ And much more...



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Can you vote **YES** for the Covenants change?

So far we...

✓ **Solved the repair & maintenance responsibilities**

Improve the Covenants

Fixing the walls that need fixing



Does the amendment Improve the Covenants?

- ✓ Formed a committee with 4 very different approaches and backgrounds
- ✓ Challenged each others' thoughts and understandings
- ✓ Studied Developers original planning – and what changed
- ✓ Spoke with engineers, town building dept, contractors, homeowners
- ✓ Created a revision and then improved on those 12+ times! Really.
- ✓ Added exhibits to help visualize complex issues
- ✓ Submitted to Attorney for legal tweaking's



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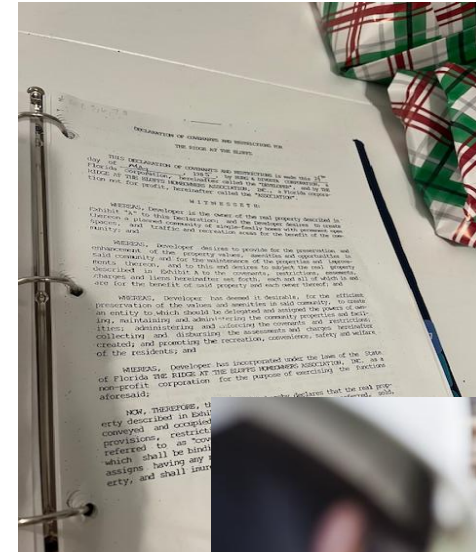
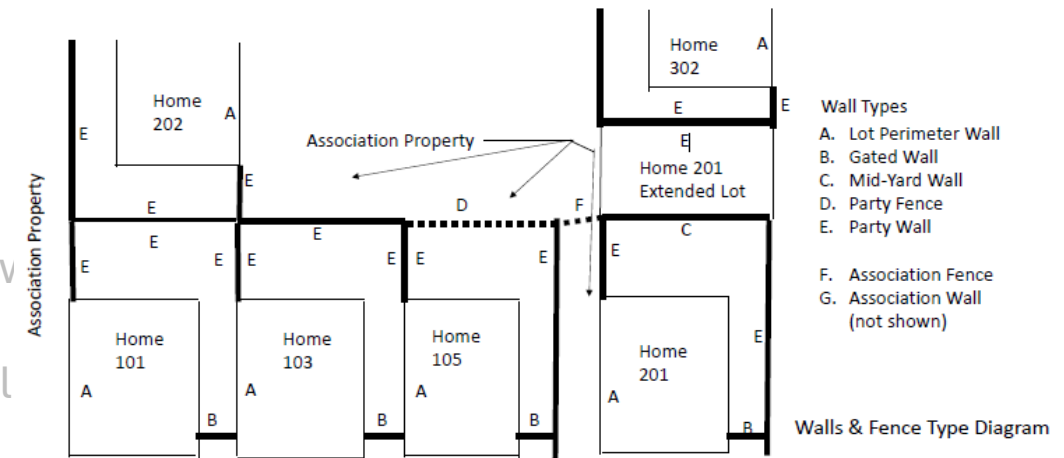


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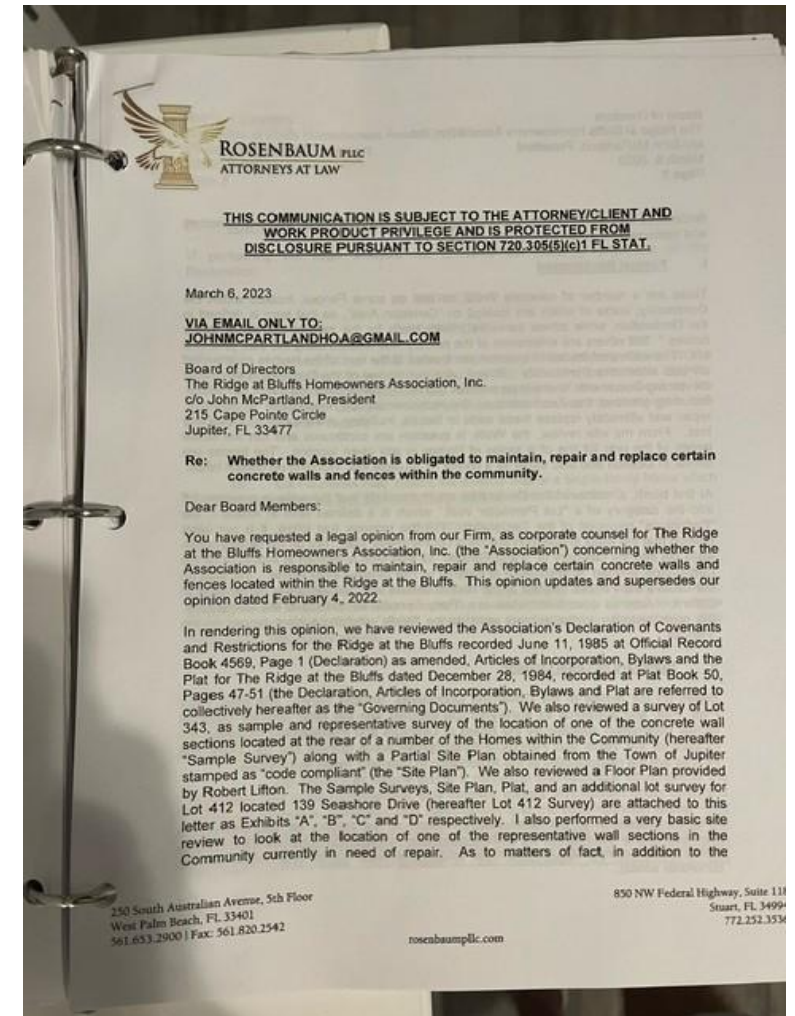
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Can you vote **YES** for the Covenants change?

So far we...

- ✓ **Solved the repair & maintenance responsibilities**
- ✓ **Improved the Covenants - vastly**
- Fixing the walls that need fixing



Do the amended Covenants provide...

- A path to fix the walls that need fixing?**



Here's the path for fixing the walls...

- ✓ Studied every back wall - one by one
- ✓ Developed a ranking 1-5 for severity of wall concern
- ✓ Created a report of all homes' back walls (20 pages)
- ✓ Challenged the original plan Rebuild troubled walls...
- ✓ Tested repair concept on 3 of the worst walls with talented local handyman
- ✓ Created a way for homeowners to repair their own back wall - or they can hire their own contractor.
 - <\$900 to repair by the homeowner vs \$11K + to rebuild using the original Association plan. (THAT is a big savings!)

Back Walls Repair Report

Back Wall Joint Repair						
Priority Level - By Street						
Very High	High	Medium	Low	Very Low	Unseen	Count
1	2	3	4	5	??	
0	6	20	5	1	0	32
0	0	3	1	1	0	5
0	0	0	3	1	0	4
0	0	8	3	0	0	11
0	0	0	0	0	3	3
1	1	15	2	1	0	20
0	0	4	11	11	0	26
0	0	8	19	2	0	29
0	1	14	14	0	0	29
0	0	2	0	2	0	4
0	6	6	18	1	0	31
2	12	7	12	5	0	38
0	3	25	6	4	0	38
4	8	13	11	2	0	38
0	1	10	7	2	0	20
Totals	7	38	135	112	33	328

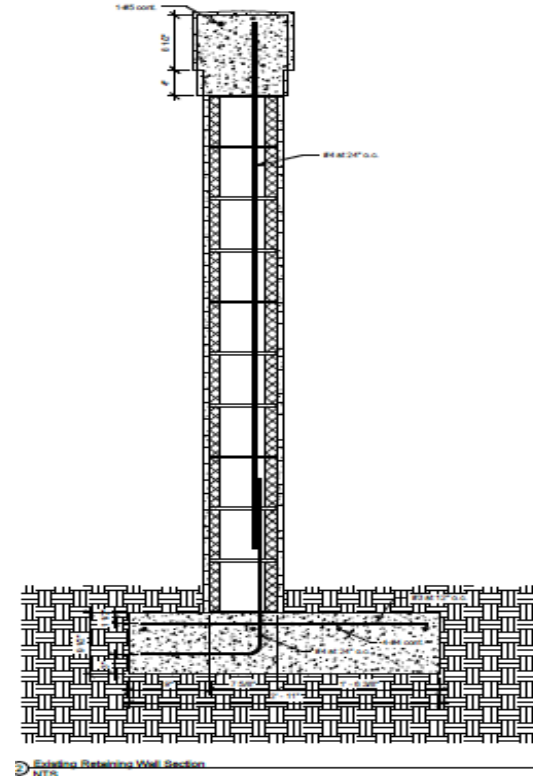
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Rebuild

vs



Repair

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- ✓ **Solved the repair & maintenance responsibilities**
- ✓ **Improved the Covenants**
- ✓ **Provided a path to fix back walls**



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So far we...

- ✓ **Solved the repair & maintenance responsibilities**
- ✓ **Improved the Covenants**
- ✓ **Provided a path to fix back walls**

And we:

- **Can save a lot of money**
- **No Dues Increase or Assessment**



Can you vote **YES** for the Covenants change?

Now we know:

- ✓ **What to do;**
- ✓ **Who should do it;**
- ✓ **How to document it; and**
- ✓ **How to pay for it.**



Please – VOTE to update the Covenants!!!

Current Documents =



Revised Documents =



What now?

1. We're going to ask you to vote soon.
 - More detail available in both Part 2 & Part 3
 - Attend an Information Session (to be scheduled)
2. Talk to your friends and neighbors.
 - Help each other understand things.
3. We're here to help as well so contact us with issues
 - Steve Tassini – smtassini@icloud.com 508-326-0031
 - Scott Cantrell – scoffin123@gmail.com 561-234-0544
4. Vote in favor!
 - We need to fix the Covenants on this issue.
 - It'll bring sanity and save money here at The Ridge
 - We need 310 + homeowners to vote YES!



Need more info? On our Web Page....



Documents:

- Walls & Covenants Q&A sheet
- Walls Report: 618 Homes
- Amendment 5 to the Covenants

Presentations:

- Part 1: Is it Worthy if Your Vote
- Part 2: Leave As Is or Update?
- Part 3: What's Changing and Why

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