

Hunter's Ridge HOA

Spring 2011

Newsletter

HUNTER'S RIDGE TOWNHOME ASSOCIATION NEWS

SPRING IS IN THE AIR

It is time to start thinking about warmer weather. Here are a few things to keep in mind to make spring safe in our community:

- With the warm weather, people and pets will be outside more often. Please be careful and keep a watchful eye and speeds down when driving thru the neighborhood.
- Spring is the time for spring cleaning and opening up the windows.
- Residents are asked to be considerate of noise levels of all types ie. music, vehicles, children and barking dogs.

Hunter's Ridge Townhomes

Contact information for
NEW LEVEL MANAGERS

Office phone number –

303-494-7500

Fax number -

303-494-7510

EMAIL –

hoamgr@yahoo.com

Office email –

newleveloffice@yahoo.com

New Level Managers is your primary contact for problems, concerns and homeowner issues. Inquiries will be addressed within 48 hours.

ALL EMERGENCIES

Dial 911

Then call New Level Managers so we are aware of the situation.

Community Notes

Each resident has ONE parking spot reserved for them. If you have more than one car, please **PARK YOUR ADDITIONAL CAR IN THE AREAS BY THE TRASH BINS** in order to allow visitors convenient parking by the individual unit when visiting.

A friendly reminder to please dispose of all trash in the containers provided. Break down any boxes for recycling so that the bin does not fill up so quickly and spill out onto the ground. For all large items, call the Property Manager so he can arrange for a special pick-up. Keep in mind that our HOA budget does not have a line item to pay for these items. The HOA has to borrow from another line item which can leave us in the red. Please think of others.

Visit the Community Bulletin Board on the northwest corner of Pheasant Run and Centennial which contains important HOA information.

Also, please refer to our website: www.hrtownhomes.com

RECYCLING

Did you know that in 2010 Louisville diverted close to 50% of its consumer waste away from our landfills through recycling and composting! Let's keep up the great effort and see if we can do even better. If there is any confusion over what is recyclable or not <http://earth911.com/recycling/> is a great resource.



2011 HOA Dues DID NOT INCREASE

FOR RENT Signs & FOR SALE Signs

If you have a unit for sale or rent, you can place signs in the window or front porch of the unit to help attract your prospects. They should not be placed in any common areas, including the lawn in front of the unit.

MONTHLY BOARD MEETINGS

Attend the owners' and residents forum during monthly board meetings if you have questions, comments, requests and concerns. The HOA board welcomes your input.

Have you noticed that the monthly dues for Hunter's Ridge haven't increased in three years? The HOA has worked hard to maintain homeowner dues at their current level, but we all need to do our part to keep costs down. To minimize the impact of some of our year-round expenditures please remember the following:

1. **Conserve Water.** Help us keep the water bill, and usage, as low as possible.
2. **Follow Trash Disposal Guidelines.** Large items, such as furniture, require separate pickup that is paid for by the homeowner, not the HOA.

Even making small changes on a daily basis can make a difference in our community and in our environment.

If you are interested in learning about what the monthly dues cover, and if you would like to review the budget in detail, please go to the Hunter's Ridge website at www.hrtownhomes.com and read the documents under the "Reports" section.

Amazingly, toilets and washing machines account for almost half of all household water consumption. We are working hard to keep our association dues in check, and water is one of the biggest expenses that factors into dues. Consider consolidating wash loads, limiting toilet flushes, installing a water pressure valve or replacing washers and toilets.

The city of Louisville also has extended their rebate incentive program for higher efficiency washers and toilets at <http://www.louisvilleco.gov>. Look under Services, then Public Works.

You can also check your toilets and faucets for leaks and limit excess running water during dishwashing, brushing teeth and other activities. There is a cool website that navigates you through all of the water saving opportunities in your home: <http://www.h2ouse.org/>

Finally, high water pressures waste water. The less water flowing through our pipe system the lower our water bill will be. Additionally, reducing water consumption reduces the excess energy required for heating additional hot water. The simple installation of a water pressure valve will lower our water collective water bill and your energy bill ea

Although you may sometimes feel that you do not have control over the costs in many areas of your life, this is one where you can have a direct impact in controlling costs!

Water



PETS

Pets are requested to be on a leash at all times for their own safety as well as for the safety and comfort of others.

There are containers located on poles in the community which contain plastic bags for picking up after your pets. Anyone having plastic bags is requested to help keep these containers full. For the health and safety of your pets, do not leave your animals out for any length of time in cold weather.