

Summer 2009

Newsletter

# Hunter's Ridge HOA

HUNTER'S RIDGE TOWNHOME ASSOCIATION NEWS

## Hunter's Ridge Community Social

Come out and meet your neighbors and HOA board members in a community summer social event Sunday, August 23, 4-6pm in the grass park community area on the east side of the complex. The community area is located near the southeast corner of the Pheasant Run loop.

We'll provide beer, lemonade, snacks

and watermelon as well as games and activities for both adults and kids. All you will need is a cup and a smile! This will be a great opportunity to get to know your community and the board members representing Hunter's Ridge homeowners. Please be sure to RSVP to Leor Manelis by email at [huntersridgeevents@gmail.com](mailto:huntersridgeevents@gmail.com) or by phone at 303.718.2353

### Hunter's Ridge Townhomes

Contact information for

New Level Managers

Property Manager –

Carl

Assistant Property  
Manager –

Laura

Office Manager –

Joy

Office assistant –

Kellie

Office phone number –

303-494-7500

Fax number –

303-494-7510

Carl's email –

[hoamgr@yahoo.com](mailto:hoamgr@yahoo.com)

Office email –

[newleveloffice@yahoo.com](mailto:newleveloffice@yahoo.com)



## Recycling is a Success!

Since instituting our recycling collection program, we've been able to reduce our trash pick-up and cost. Residents are doing a great job of choosing to recycle and utilizing the bins that have been placed in various places throughout our Hunter's Ridge Townhome neighborhood. The reduction in trash pick-up means we've basically been able to create a near zero-net-cost recycling program. Congratulations and keep up the good work!

If you are unsure of what can be recycled, see the website for a detailed listing of what and how to recycle. <http://www.hrtownhomes.com/>

## Community Notes



With the warm weather, people and pets will be outside more. Please be careful when driving through the neighborhood and keep your speed down.

Our grassy areas are a great place for children and pets to play and a great place to meet your neighbors. Take pride in our community by being diligent about picking up both trash and pet waste in all parts of our neighborhood to keep it clean and safe for both people and pets.

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

community has a leash requirement, which is also overlapped by the city of Louisville. Pets may be kept restricted outside of units, but only within the confines of the back patio and never unattended.

If you have cats, we encourage you to keep them indoors. We have coyotes in the area, posing a serious danger to outdoor cats.

Residents are asked to be cognizant and considerate of noise levels of all types, including music, loud vehicles, children and dog barking.



## Summer Spruce Up & Neighborhood Cleanup

You can help keep our community neat and tidy. The community regulations for keeping the area around your unit clear are posted on the website. Some things you might not know: bicycles and neatly stacked firewood are allowed on back patios only, clothes lines, shelving and planting supplies should be kept indoors, and storage is only available in designated storage areas. Children's toys should also be stored indoors.

If you have a planting area or pots, please make sure they are free of weeds and healthy.

Some residents have expressed an interest in participating in a planned neighborhood cleanup. This would be a great way to get to know some of your neighbors and help in making Hunter's Ridge a place we all can be proud to live in.

### FOR RENT & 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.

### Water

Amazingly, toilets and wash 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 or replacing washers and toilets. The city of Louisville also has a 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, toothbrushing 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/>

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!



### Bees & Wasps

With the hot weather you might see wasps and other flying critters come out more. If you see a nest or a lot of activity where bees are going into a hole in siding or under an eave please call New Level Managers. Spraying with insect killer will actually make the problem worse. Bees are a very beneficial insect to the environment so every effort is made to relocate them rather than kill them. There is a bee hive removal company we call, and they will come out and remove the hive and relocate it to a more appropriate home with a bee keeper.



### About Our Association...

Did you know that Hunter's Ridge Townhomes has a website filled with information on HOA meetings, upcoming events, complete covenants and important contact information. Be sure to visit the website if you haven't already.

Visiting the website and taking a look at the bylaws will also ensure that you are aware of our community's policies. This helps to prevent potential infractions and fines.

<http://www.hrtownhomes.com/>

### We're on the Web!

See us at:

[www.hrtownhomes.com/](http://www.hrtownhomes.com/)