

NEWSLETTER

Our Goal is to preserve the economic value of all Stone Ridge properties by promoting an environment of harmony, attractiveness and desirability of the subdivision as a whole.

President's Message (October, 2011):

Greetings Neighbors.

First, I'd like to briefly recap the Annual Membership Meeting that was held April 25, 2011 (those of you who are on our email list have already received a report about this via email back in April.) For general information, we reviewed the Board's decision to modify the 'No Permanent In-ground Backboards In Front of Houses' rule. In short, it is now permissible, with prior approval by the Architectural Control Committee, to install a Semi-Permanent backboard in front of homes (Semi-permanent means one that is mounted in-ground but is removable via a flange or sleeve mount). In coordination with that concession, portable backboards (those that are moveable and use weighted bases) are no longer acceptable based on safety and appearance considerations. We then reviewed the financial report for 2010 which was in good order, however some budgeted funds were not spent due to a project delay (more on that to follow). Next, three Trustees were elected for three year terms- Dick Newlove, Dave LaHote and Todd Hughes.

In the subsequent Q&A period, members: 1) inquired about any delinquent Dues (vs. the Budget we collected all but \$225 in 2010- a few foreclosures have resulted in losses, but most members pay promptly or pay the Late Fee), 2) asked if the lighting at the Mitchell Road entrance could be improved (at our request, the city installed an additional street light and signage that is very helpful) and 3) asked if the speed limit could be reduced on BG Road in the vicinity of our entrance (we learned that state law prevents a lower limit - the city does not have authority to change it because the north side of the road is outside of the city limits).

After the Annual Meeting, the Board of Trustees elected officers for 2011/2012 year as follows: Clark Searle- President, Hobie Johnson- Vice President, Betty Gallagher, Secretary and Bob Korsnack- Treasurer.

Getting back to the unspent funds from 2010, this was due to a long delay to get approval from the city for the Mitchell Road entrance signage. That approval has now been received and we expect to complete this project before the end of 2011.

This spring a committee of interested members assisted with entrance landscaping design and it was decided to adopt a scheme that uses mostly perennial plants instead of the former mostly annuals approach.

As a result, this year was a transition year as the new perennials were getting established, but we expect beautiful results as the plants become more mature.

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We would also like to remind members, once again, to check to be sure that your mailbox is not vulnerable to snow plow damage. It seems like a few mailboxes get damaged every winter. Typically the affected boxes had been leaning over the curb towards the street. After a heavy snow it is hard to identify exactly where the edge of the roadway is and it's possible that a plow can actually strike an overhanging mailbox. However, it's also possible that the plow's wall of snow can impact a vulnerable mailbox hard enough to cause the damage. It's not too late to straighten a leaning mailbox (gravity and wet conditions tend to allow the post to push the softened clay towards the roadway). If so, do some digging, straighten the post and secure it with gravel or paver base material (cement works great- unless you have to replace the post some day). It's a lot better (and cheaper) to straighten a post now than to replace the whole set later.

If you would like to add your name and address to our email list, please send it to Betty Gallagher, Secretary at gallagher1473@frontier.com. It is our policy to not share these addresses with third parties or with other members of the Association, except as required by law.

Finally, we thank all of you who continue to show your pride in your homes and our community. Visitors continually make favorable comments about the architecture, landscaping and general maintenance of our subdivision. It takes everyone's effort to keep Stone Ridge as the premier and most valuable subdivision in Bowling Green, and we thank you for that.

Clark Searle, President

SUMP PUMPS

In addition to our email communication about the Membership Meeting in April, we used the email system again in May for an advisory bulletin on the topic of basement flooding and sump pumps. In it we emphasized the importance of having a backup system in the event of a power outage and secondly of having an adequately sized sump pump. These are topics that will be of more or less interest to members depending on their location within the subdivision. But to be brief, there are three types of backup systems: water, battery and generator. Water backup systems can be effective in low flow, seepage situations, but if you lose power during a true flooding situation a water backup system probably WILL NOT have enough capacity to handle the heavy load. A battery system can have much better capacity, but its usefulness is limited by the size of the battery and freshness of its charge- if the power outage is long in duration the battery may not hold up. The most secure, but of course the most expensive, approach is an automatic standby generator (but that's a whole other topic).

We would like to add some additional information about sump pumps. Sump pumps are rated for their pumping capacity over a range of pressure. In your basement, this pressure comes from the height that the water must be pumped to get it to the storm sewer line (or wherever it discharges), plus the resistance of the system (based on pipe size, length, valves and elbows) at the flow rate provided by the pump. Unfortunately the flow rate from any given pump goes down as the pressure goes up- in fact the flow will drop to zero at some elevated pressure. The actual flow in the system will be the balance point between what the pump can deliver vs. the system's resistance to accept it. In a serious flood there may be added resistance if the sewer lines you are pumping into are already full of water flowing downstream. This can make it more difficult for the pump to empty the crock in your basement. The point being that your pump's flow vs. pressure characteristic is the key factor in determining if it's large enough to handle the worst case situation. Simply put, you need enough flow at a high enough pressure to do the heavy lifting. Cheaper sump pumps that are advertised to produce high flow may not actually perform well at the operating pressure demanded by your system. And, if the pump doesn't have enough capacity at your operating pressure, putting in two of the same pumps probably won't help a bit. If you would like more information on this topic please email searlecj@woh.rr.com and we'll try to help.

Clark Searle, President

Checklist of items that require Homeowners' Association approval

This checklist is designed to help you determine when you need to seek approval (submit a request) for changes you wish to make to your property. Keep in mind that this list is only to serve as a guide and that **Board approval is not just limited to these items.**

Any structure changes or additions

- .. Additions and/or remodeling
- .. Detached structures

Site improvements and/or changes including (but not limited to)

- .. Landscaping (including stone or concrete edging)
- .. Driveways
- .. Sidewalks and walkways
- .. Patios
- .. Decks
- .. Exterior and/or landscape lighting
- .. Automatic lawn sprinkler systems
- .. Site grading

Other (but not limited to)

- .. Swing sets or Play sets
- .. Swimming Pools
- .. Fences
- .. Semi permanent Basketball Backboards
- .. Mail Boxes
- .. Windows and window treatments
- .. Satellite dishes
- .. Building materials and colors

SRHOA BOARD MEMBERS

President: Clark Searle
Vice President: Hobie Johnson
Treasurer: Bob Korsnack
Secretary: Betty Gallagher
Trustee: Dick Newlove
Trustee: Todd Hughes
Trustee: Dave LaHote

COMMUNICATIONS

Stone Ridge Homeowners' Association
P.O. Box 52
Bowling Green, OH 43402
or e-mail SRHOA Manager Jane Rutter at:
janerutter@newloverealty.com

www.stoneridgehomeowners.org

SIDEWALK PARKING

From time to time vehicles have been parked across the sidewalk blocking pedestrian traffic. This seems to happen when the driveway isn't large enough for all the vehicles parked on it, or to allow room for one vehicle to pass the other when going to or from the garage. In either case it not only is an inconvenience for walkers, but it's also against city parking regulations. So please take care to avoid interfering with pedestrian traffic when you or your guests park in your driveway.

EMERGENCY EXIT (BILCO) DOORS

Quite a few our Stone Ridge homes are equipped with emergency exit basement doors. If you have one but haven't used it in quite a while, it would be a good idea to open it up to be sure that it's still in good condition if you or your family should ever need to use it. These stair wells often collect a variety of critters, spider webs, water and dirt, and the door hinges and latches can become rusted and sticky. Being sure that nothing will impede a quick exit in the unlikely event of an emergency is an easy way to insure some peace of mind.

**JUST A FEW
FRIENDLY REMINDERS**

- We would like to remind homeowners' that the golf course is private property and should not be used for recreation, exercise, pet walking or any other activity other than golfing authorized by the pro-shop. Every cart path is on golf course property. Of course the reverse is also true, golfers are not to trespass on a homeowner's private property at any time. Report any infractions of this rule to the pro-shop 419-353-2582 and be sure to note and report the cart number if available. Also, report any damage done to your property by a golfer as soon as possible.
- All vacant lots are private property and should be regarded as such. The vacant lots should not be used for recreation, exercise, pet walking or any other activity unless authorized by the lot owner. Please remind the landscapers & contractors you hire not to dump yard debris and waste in the vacant lots and open spaces.
- Curb side carts (trash receptacles & recycling carts) are not to be stored outside. They may be placed curb side on the eve of trash day only. The same rule applies for heavy trash pick-up
- City ordinance, property owners have 24 hours after a snow storm to remove snow from sidewalks. For more information call the City of Bowling Green Public Works Division 419-354-6227
- The Association web-site has been updated to a new look and with a more flexible system that will allow us to add current information about items of general interest to the membership. Check it out at www.stoneridgehomeowners.org. The new format has a list of topics down the left side of the page whereas the old system had those options across the top section of the page. If you go to the site but do not see the new format, right click the page and choose the "Refresh" button on the list. We will be working to further enhance the web-site and urge the members to use it as a convenient source for Association information.