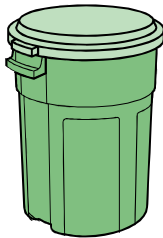


HICKORY RIDGE HOA
Board Buzz...
FALL/WINTER 2010
NEWSLETTER



RUBBISH & RECYCLING REMINDERS

In order to maintain curb appeal and a beautiful community, here are some friendly reminders regarding our rubbish & recycling rules/guidelines:



- ✓ Rubbish & Recycling pickup day is **WEDNESDAY**.
- ✓ Rubbish should be securely tied and placed at the curb, no earlier than 6:00 PM on Tuesday evening and no later than 8:00 AM on Wednesday morning.
- ✓ Rubbish left at the curb overnight must be in closed rubbish containers.
- ✓ Rubbish containers and Recycling bins must be removed from the curb no later than 9:00 PM on the day of the pickup.
- ✓ Rubbish containers and Recycling bins must be stored in your garage at all times, other than the day of pickup. *****YOU MAY NOT LEAVE THEM OUTSIDE YOUR HOME OR ON YOUR PATIO***.**

Good Neighbor - If you know that your neighbor is at work or away and cannot remove the empty trash container or recycle bin from the curb the day of pickup, please do it for them. Be a good neighbor and return your neighbor's trashcan to their garage area if you are able to.

The property looks much nicer if trashcans and recycling bins can be moved away from the street, so thank you for your help in being a good neighbor & keeping Hickory Ridge HOA a beautiful place to live.



HOLIDAY PICKUP SCHEDULE – Rubbish & Recycling pickup schedule **WILL NOT** be affected this year for Thanksgiving, Christmas or New Year's.

DOGGONE IT!

All of us who have owned or now own pets can appreciate the pleasure, joy and companionship that a pet can provide. As responsible pet owners, in return, we provide appropriate care for the health and well being of our pets through affection, attention and food.



With pet ownership comes an additional responsibility to our neighbors. In our world this neighborhood includes our Homeowners Association and the City of Streetsboro. This responsibility includes, but is not limited to, such issues as the required use of a leash (Cats too!), immediate clean up of animal feces, not allowing our pet to damage property, staking or tying our pets in the Common Areas and pet noise control.

As an added reminder, the dumpster at the Recreation Center is for Rec Center use only. Please dispose of your pet waste at your own home.

By all means we should enjoy our pets but we must also be good neighbors. Without citing "Chapter and Verse" the good neighbor issues related to our pets are written into our Homeowner Association Rules and are also codified in the City of Streetsboro Ordinance.

Be a good neighbor and please comply with the Association Rules regarding your pets.

The Board, Management, and the community thank you for your cooperation.

**Your Board of Trustees
& Cedar Property Management**
(330) 474-1181 or (440) 201-6070
Email us - HRHOA@cedarpm.com

Happy Thanksgiving

SPEED LIMIT 25 MPH !!



Owners are reminded that the speed limit at Hickory Ridge HOA is 25 MPH on all the streets throughout the community. Owners are reminded to please yield to traffic on the traffic circle and please only travel the circle in the correct counter-clockwise direction.

Please remind residents and guests of the speed limit and also to be mindful of the YIELD signs posted at the traffic circle. The Board, our residents and our children thank you for your cooperation!

CUTTING CORNERS

Owners and guests are reminded to please be careful when cutting the corners on the asphalt streets throughout the community. It only takes a few careless Owners and/or Guests to cut these corners and destroy the grass lawn and really cut down on the aesthetic beauty of our neighborhood. Please keep all 4 wheels on the pavement and remind your guests and visitors to do the same.



Recently a few Owners have been joyriding and pulling off the pavement to drive through the Common lawns, this is not only disrespectful to all Owners who want the community to look beautiful but also selfish and immature.

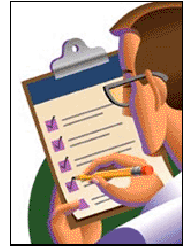
The Board would like all Owners to be aware that the Association will take action against any offending owner caught in the act and will prosecute to the fullest extent of the law.

Remember ALL OWNERS pay for these damage repairs and we NEED YOUR HELP! Should you witness any vehicle damaging the community common lawns or any areas, please make a full eyewitness report to Cedar Property Mgt. Be sure to write down the license plate number, the color and make of the vehicle and most importantly, if at all possible, the address that the offending vehicle belongs to.

Thank you for your cooperation.

COMMON AREA CONCERNS & GENERAL REPORTING

A reminder to Owners, should you have concerns regarding the common area maintenance, it is your responsibility to report these incidents to CedarPM, in a timely manner or as soon as they occur.



Timely reporting is crucial to evaluate the problem and to expedite repairs. Owners are reminded not to seek a contractor for Association-responsible common area repairs and only the Property Manager, with help and direction from the Board of Trustees, can determine the best course of action and issue the work order to the contractor to expedite the common area repairs.

Thank you for your cooperation.

ADVERTISE YOUR BUSINESS IN THE NEWSLETTER



Do you own a business or provide a service that you would like to share with the community?

The Board has authorized free advertising to be printed in the Association newsletter. The Board reserves the right to limit the number, content, editing and size of the advertisements.

If you would like something posted in the next newsletter, please submit it via email to CedarPM, in writing, in a Word document format. Thanks!

2011 BUDGET COMING

The 2011 approved budget will be mailed out to all Owners no later than December 15th.

Please watch for this important correspondence in your mail soon.



GOING GREEN

In December the Association mails out 12 return envelope to all 188 Unit Owners to submit their maintenance fee checks each month to the Management Company. That is a total of 2,256 envelopes!



We realize that many Owners may be using “on-line” banking services and that for some Owners these 12 envelopes are a waste of time, paper and expense.

The Board would like to “Go Green” and reduce the amount of unnecessary envelopes being mailed out to the Owners, so if you do not need these envelopes please EMAIL Cedar Property Manager and ask them to forego mailing these out to you in December.

We will need to hear back from you no later than DECEMBER 1st if you do not want or need to receive these 12 envelopes. Thanks!

AT&T U-VERSE IS COMING SOON

Tired of your current internet service provider?



at&t

You might have noticed some work going on near the front entrance a few weeks ago. That was the crew from AT&T installing a main hub to allow AT&T U-verse DSL service for the Owners at Hickory Ridge.

We are not sure exactly when the service will be fully functional but Owners can check on the availability by going to:

www.att.com and click on the U-verse tab.

You can enter your address in the upper right hand corner to see if the service is now available.



PARKING REMINDER

Residents' vehicles may only be parked in the Visitor's parking areas between 9 PM and 9 AM. After 48 hours, cars will be towed without notice. There has been flagrant abuse of this in the past and it is especially bad for those of us who have parking areas very near our homes (i.e. bend on HRD past Gold Leaf Ct.)



Recently a few Owners are using the parking area at the Rec Center to park their vehicle(s) overnight. This practice must stop, as several times Owners who have paid to rent the Rec Center have not had enough parking spaces for their guests and several vehicles had to park on the street.

The Rec. Center parking lot is for the use of those renting the center or using the pool or tennis courts ONLY.

On street parking is prohibited by City law. We have private roads that are not wide enough to support both parking and emergency vehicle clearance. Use visitor's parking areas.

Cars parked in the streets or parked illegally in the Rec. Center lot will be towed without notice.

Parking overnight in the Rec. Center will result in a \$50 Enforcement Assessment penalty. (fine).

SLEDDING REMINDER

Parents could you please remind your children not to pull out or damage the snowplow stakes on the property?



It has been noticed each winter that while sledding on the hill behind Sweetnut Court and Hickory Grove Ct that the snowplow markers on those streets and in those driveways are continuously being pulled out, damaged and destroyed. The Association must pay the snow removal contractor each time to replace these snowplow stakes.

Kids (and big kids too) have fun sledding on the hills but please remind them not to damage the Association property. Thanks!

THE GATEWAY NEWS NEWSPAPER

Owners are reminded to please pick up and dispose of all newspapers left in the driveway. This would include any newspapers that Owners subscribe to, as well as, your weekly "The Gateway News" newspaper delivered each week, free of charge.



We do realize that the newspaper is not subscribed to and many Owners do not wish to have it delivered. If you would like to stop the paper from being delivered to your address, please call the Record Publishing Company at (330) 688-0088 and press "2" for the Circulation Dept. Thank you for your cooperation.

WINTERIZE YOUR SPIGOTS PREVENT FREEZING PIPES!



As the winter season is almost upon us we would like to remind Owners to please turn off your outside water spigot and take a few minutes to winterize your spigot.

The procedure to winterize your spigot is very simple. (Also called a hose bibb or sillcock)

- ✓ Remove any hose or water device from the spigot (hose bibb or sillcock)
- ✓ Close your water shutoff valves for each spigot (hose bibb or sillcock). (Don't have any shutoff valves? Get them installed! They are an inexpensive insurance policy to avoid major problems later.)
- ✓ Open the spigot (hose bib) to allow any remaining water to drain.
- ✓ Close the spigot (hose bib).

That's it! Now you won't have to worry about a failed spigot (hose bibb or sillcock) causing a leak in your home this winter. A simple ten-minute effort can save you thousands of dollars in water damage from burst water pipes.

CONTACT MGT COMPANY

You can contact Cedar Property Management at:

Cleveland (440)-201-6070
Akron (330) 474-1181
Emergency (330) 256-8995
Email HRHOA@cedarpm.com

Please remember that the emergency number should only be used for true, after-hour emergencies.

When sending our office emails please put the abbreviation "HRHOA" and your address in the Subject Line with a few words regarding what the email is about, for example:



HRHOA 9218 HRD – Account Balance

It is not necessary to include the complete street name, a simple abbreviation will do.

By formatting the Subject Line this way, it helps our office sort the volumes of incoming email into folders and also helps us spot the important email from Owners and sort it from the spam or junk email. Thank you.

NEW SNOW REMOVAL & LAWN MAINT CONTRACTS

At the recent Budget meeting the Board reviewed 5 quotes for the Assoc. snowplow and lawn maint. service contracts.



Based on a number of criteria the Board has awarded both contracts to Turfscape Inc. Turfscape is a large well-established, professional company out of Twinsburg and they had many favorable Association references.

Another change that the Board made, regarding the snow removal contract is that we will no longer be on a "per push" rate and will now have a firm "seasonal price" contract. Changing to this type of seasonal price contract means that no matter how many times Turfscape has to plow, we pay a firm price for the entire season.