

The Glen Newsletter

Ridge Forest Glen HOA

March 31, 2015

[Edition 1, Volume 1]

2014 HOA Activities

A hello from the HOA President

Greetings neighbors. My name is Johnny Dameron and I am currently serving as the president of your HOA. I hope you enjoy this newsletter. This is one of a few ways the board is attempting to communicate to all residents more effectively.

Your board has represented you well this past year. In an attempt to foster better communications between all neighbors, the board secured a domain on the Internet for our use. In the future, ridgeforestglen.org will be the avenue to provide a reliable communication medium between the board and community residents. Please be patient as this website is still under construction.

During 2014, residents have contacted the board on many issues. Some of these concerns include the condition of our Storm Water Management Ponds

(SWM), the amount of dead trees in the conservation easement, and missing signs. To represent our residents, the board has contacted the AA county Department of Public Works (DPW) on numerous occasions concerning these issues. When our inquiries went unanswered, a request to the county executive provided some results.

As of yet, a resolution concerning the conservation easement or the SWM ponds has not been met. We are arranging a meeting with Maryland delegate Mark Chang to discuss these issues further. Your board will continue to pressure the county for a resolution to ensure your community is as enjoyable as possible. If you need to contact me, email me at:

president@ridgeforestglen.org

Treasurer report

•••

The Ridge Forest Glen HOA account currently holds a balance of \$46,506.67. This is a healthy balance, with adequate reserves for emergencies, like snow removal costs or large-scale maintenance items.

However, even with this balance, there are still some outstanding annual dues payments for this year. If you have not yet paid, please send your \$250 dues to:

Ridge Forest Glen HOA
P.O. Box 477
Hanover, MD 21076

Please make sure your RFG address appears with your payment.

A copy of this year's budget will be available at the annual meeting or via the website soon.

Storm Water Management Ponds

If you live near or walk by the SWM ponds, you may have noticed the unacceptable condition of our two ponds. Fences are down and the ponds themselves are overgrown. The board is not ignoring this problem. We contact DPW on a recurring basis about this issue. DPW has requested the developer to fix some outstanding permits. Until this is done, the county is not able to rectify the situation. We believe the new dialogue with Delegate Mark Chang can help our situation.

Ridge Forest Glen on the Web

Very soon, we will have a new website up and running with news and event listings, board meeting minutes, downloadable forms and information, and links to services around the community. This is your website, so feel free to contact us with any ideas you have for making it better. The site is currently under construction, so many of the links aren't working yet, but feel free to watch our progress at www.ridgeforestglen.org.

Conservation Easement

As many of you know, our neighborhood is surrounded by a forest easement. The board has been concerned with the health of our forested area and requested a meeting concerning the easement. The county forester stated our forests are healthy. Many on the board disagree with this assessment. A copy of the report will be at the annual meeting I encourage all neighbors to read this report.

Being Neighborly

ARC Committee: The community is in need of neighbors to serve on the ARC committee. Committee members aid us all in ensuring work performed within the community is within the covenants and protects property values of all our neighbors.

Community events: Would you like to meet your neighbors? How about a block party or a community picnic? Please bring your ideas to the annual meeting.

Snow/ice removal: According to Section 9-1-709 of the AACO code, owners must shovel the sidewalks in front of their home within 6 hours after the fall of the snow except if it snows between 3pm and 6am. Then the owner must have the sidewalks clear by 11am.

Street Plowing: During winter weather, the county cannot effectively plow our streets if there are parked cars blocking the street. Please move your vehicles from the road during weather events.

Parking: According to Maryland Transportation Section 21-1003, the following rules apply to street parking in our neighborhood:

* A person may not stand or park a vehicle within 15 feet of a fire hydrant.

* A person may not stand or park a vehicle within 30 feet on the approach to any stop sign.

And, per County Code Section 12-3-102, A person may not stop, stand, or park a vehicle on (blocking) a sidewalk.

Contact us

Feel free to contact the members of the board at any time with questions, comments, or concerns. Here's our contact info:

President

Johnny Dameron

president@ridgeforestglen.org

Treasurer

Ken Brawn

treasurer@ridgeforestglen.org

Vice President

Matt Green

vicepresident@ridgeforestglen.org

Board Member

Piet deDreu

Secretary

Laura Brown

secretary@ridgeforestglen.org

The Board

board@ridgeforestglen.org

Upcoming Events

Annual Meeting

Monday May 4th, 2015

7:00 pm

Hebron Harmon Elementary School

Chick-fil-A snacks will be available

Items to discuss include:

- The 2015 budget
- Plans for "the meadow"
- Forester report
- Storm Water Management ponds
- Community events
- Open Floor