



# Morningview Ridge Newsletter Summer 2019

## 4<sup>th</sup> of July Celebration

Come celebrate and get to know your neighbors. Time is 11:00 – 2:00 at the front play park. Menu is Chicken-Beef-Veggie Skewers, BBQ'd Corn on the Cob, Watermelon, and Lemonade. Please bring a side dish or dessert to share. There will be crafts for the kids and corn hole games for the adults. Watch the Facebook page and signs by the mailboxes for updates. Don't be shy. Come say hello! Yes it's awkward to meet new people, but worth the effort.

### Ongoing Projects

So much going on – making the neighborhood nice and shiny. **The basketball court is getting a facelift.** Notice the new play lines painted on the court. The **thorn bushes** are gone (check the scratches and scars on Emmett Brost, John Johnson, and Glenn Leach for proof), the **benches** are updated, **more plants** will be added, and a **10' safety fence** is going up starting July 1.

The **"SL OW"** signs on the roads look great and catch your eye to remind you to drive at a neighborhood-friendly speed. We're working on a way to make the **flag-waving turtle** a permanent fixture out there as well. And a **4' safety fence** is going up around the play park area too.

The **Hillside** looks a lot different these days with the trees cut back to prevent slides. We have a bit more to finish before it's done.

**Sidewalk repairs** are done. Take a walk around the neighborhood and see the difference that makes. Very nice improvement!

Still coming: **Bark** will be spread middle of July and we've begun refurbishing the **monument sign**. Wait until you see the new look out there! We're excited to greet folks to our neighborhood with a fresh updated look.

It's been a fun year and much has been accomplished – hopefully we've improved something that YOU care about! People like to live in neighborhoods that are kept up and looking nice, and that was the goal this year.

### Now it's YOUR turn...

**POOP!** It takes ALL of us to keep the neighborhood looking nice, and clean, and safe for families. Trudy recently posted on FB a well-illustrated photo of how inconsiderate people can ruin a neighborhood for others.



The circled areas were patches of dog poop left by someone too lazy and self-absorbed to walk 10' to take a poop bag and clean up after their dog. Before the Easter Egg Hunt it took a couple of volunteers about an hour to pick up poop before the eggs could be distributed. This is disgusting! The new safety fence going up around the park will help, but it won't stop this behavior entirely. Please do your part and clean up your messes!

**Mailbox Sign Holders:** These sign holders are for board business and your PERSONAL announcements like lost pets, etc. They are NOT for your business advertising. Business advertising will be removed. Personal announcements will be removed after one week. NOTICE that inside these sign-holders are ACC request forms you can use. More on this below.

**Refuse Bins:** Garbage and Recycling Bins MUST be stored out of public view on non-pickup days. If they can be seen from the street, they are NOT out of public view. Sitting beside your house behind a bush is NOT out of public view. Fines are being issued.

**Residents MUST Maintain Landscaping.** This includes maintaining weed control, watering, trimming, and keeping your lawn and flowerbeds beautiful and free of moss and clover.

The cracks and expansion joints on your driveway AND your sidewalk should be kept free of vegetation. Again, notices are going out, fines will be issued, and the HOA DOES have the right to hire a contractor to take care of ongoing issues, billing you for it, and even garnishing wages. Nobody wants to go that route, but all of us should want to live in a beautiful neighborhood. Please do your part.

**Do NOT Park on Sidewalks.** The sidewalk repairs were EXPENSIVE. We do not want to do that again anytime soon. Parking on the sidewalks is NOT okay. They are not made to hold the weight of your vehicle. You can be fined or billed for any damage you cause. Don't make us police you please. Tell your guests too!

**Summer Season Reminders:** RV's, Trailers, Campers, Boats, Trailers, Jet Skis, etc., cannot be stored onsite more than 7 days in any 30 day period (unless properly screened from public view). **Basketball Hoops** must be stored on the side of your home when not in use. **Kids are Out** during the daytime so please drive carefully.

**4<sup>th</sup> of July fireworks / parties:** Please be safe and respectful of your neighbors. Communicate your plans with your neighbors (invite them to join you?) to avoid tension and conflicts. **PLEASE CLEAN UP AFTER YOURSELVES!!!**

## It's a Form!!!

The Architectural Change Request Form must be filled out whenever you are doing projects to improve your properties. **Please Note: We LOVE it when you improve your properties!** So the purpose of the form is not to prevent you from improving your properties.

But MVR has rules for what is allowed and what isn't. Filling out the ACC request allows MVR the opportunity to keep you from starting a project that is against the rules.

A notable change to the rules is, **even if you are painting your home the same color**, you still need to fill out the form. Our management company needs to know you have been approved for your project so you don't get fined. Fill out the form, get ACC approval, and then they know about it. Again, we're not here to police you and prevent improvements. We just need to ensure that the rules are being followed, and the first rule is: Please fill out the form! You'll find copies on the website and in the mailbox sign holders.

**Architectural Change Request Form – PLACE IN BLACK HOA MAILBOX WHEN COMPLETED**

The ACCs require that the Association have an ACC to review and approve most changes to the visible portions of member property. Refer to Good Neighbor Policy Article IV on Morningview Ridge website for rules and policies for any property changes.

Please use this form to request approval for an architectural change to your home or property landscape. The form and any attachments enable the Architectural Control Committee (ACC) to serve you better by having a clear understanding of your proposed changes. Please remember that ALL modifications to the external structure and/or property must be submitted for approval BEFORE YOU BEGIN YOUR PROJECT!

Place a checkmark next to the type of change desired:

Exterior Painting	Fencing	Deck / Patio / Driveway
Storage Sheds	Landscape	Additions to your Home

Homeowner's Name: \_\_\_\_\_  
 Home Address: \_\_\_\_\_  
 Contact Phone: \_\_\_\_\_  
 Est. Project Start Date: \_\_\_\_\_  
 Rest Email: \_\_\_\_\_  
 Who will do the work?  Self  Contractor

Describe Proposed Changes (Please attach any supporting documents/information/drawings, etc.)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(For Painting Projects, please attach color samples below)

Adjacent Property Owner Notifications: Notification of three property owners who are most impacted because they are adjacent and/or have a view of your changes is required. This notification is meant as a courtesy and heads up proposed changes, they should submit their concerns in writing to the ACC within five days of the change notification.

Neighbor Name: \_\_\_\_\_ Address: \_\_\_\_\_  
 X \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_

Neighbor Name: \_\_\_\_\_ Address: \_\_\_\_\_  
 X \_\_\_\_\_ Date \_\_\_\_\_  
 Signature \_\_\_\_\_

Owner Signature: I understand changes to the project will require approval. \_\_\_\_\_ Date \_\_\_\_\_  
 Homeowner Signature \_\_\_\_\_ Date \_\_\_\_\_

FOR COMMITTEE USE ONLY: Date Received: \_\_\_\_\_  
 Request:  Approved  Disapproved  Conditional  More Info Req

Work must be completed by:  
 ACC Rep: \_\_\_\_\_ Date \_\_\_\_\_  
 ACC Rep: \_\_\_\_\_ Date \_\_\_\_\_  
 ACC Rep: \_\_\_\_\_ Date \_\_\_\_\_

Attach Paint Samples Here

## Front Yard Tree Removal

The neighborhood trees have grown substantially since our homes were built. There is no requirement for you to remove your trees unless they become a hazard or they "obstruct sight-lines for vehicular traffic on streets, driveways, or roadways". Many residents have replaced their trees or are in the process of doing that, and you may be interested in what the rules are. First, there is no requirement in MVR rules that you must have a tree in your front yard. Other HOA's have this rule, but MVR does not. So if you want to remove your tree and not replace it that is allowed. In the Good Neighbor Policy guide, page 11, it states that **"No sound hardwood trees measuring in excess of 15 feet in height shall be removed from any Lot without written approval of the ACC."** So, again, fill out the form. Also worth noting, "Prior approval is necessary for... plantings intending to form a hedge or a natural screen." So, when in doubt, fill out a form.

**Board Meetings:** Board Meetings are open to all residents of MVR. There is opportunity to voice any concerns or suggestions you may have. Your input is welcomed and appreciated. Many of the improvements we've been working on this year have come from YOUR comments.

The minutes from each Board Meeting are posted on the MVR website, but there is a full month delay because they have to be approved at the following meeting before they can be posted. If you want the most up-to-date information, COME TO THE MEETINGS!

**"Let's join together TODAY to create a FABULOUS TOMORROW!"**