



Morningview Ridge Newsletter Spring 2019

Morningview Ridge Voted #1

Morningview Ridge was voted **BEST COMMUNITY IN SUNRISE**, sweeping the categories of **MOST BEAUTIFUL, SAFEST, and MOST FAMILY FRIENDLY!!!**

Of course, there is really no such award for us to win, but imagine if there was! Would we win it? That has been the attitude of this year's HOA Board. Since January, we have been taking on neighborhood improvement projects to make our neighborhood more beautiful, safer, and friendlier – AND WE'RE NOT DONE YET!!!

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In January we received great news from our road inspection. Since we own our roads, it is our responsibility to maintain them and replace them when they wear out. Replacing roads and sidewalks is an EXPENSIVE proposition and for many years the Board has been setting aside reserves for this eventuality. Our road inspection found that we have been doing a great job maintaining our roads and they are on track to last many more years than expected.

What that means is that we now have the ability to use some of the funds that have been set aside in the reserve account to take

care of neighborhood maintenance projects that have been neglected.

Yes, we will still set aside reserves for replacement of the road, but in the meantime we can improve the rest of the neighborhood too. And we are.

PROJECTS:

Look around and you'll see many of the projects we've been working on:

Road Sealer: The cracks in the roadway were recently professionally sealed. This is done to prevent water from washing out the roadbed – the leading cause of road failure.

Basketball Court Benches: Board Members John Johnson and Glenn Leach refurbished the two benches at the basketball court, replacing the broken and missing wood 2x4's with composite "trex" 2x4's. They look so much better and should last a long time. The board is finalizing plans for more improvements to this area, including installation of some safety fences, refinishing the picnic table and moving it to a level area, landscaping improvements, and painting play lines on the court.



Play Park: Check out the improvements at the Play Park. We're not quite finished there yet, but much has been done. A big Thank You to Board Member Nancy Wolf for coordinating the planting of all the landscape plants – they will be beautiful as they grow to fill the space. John Johnson and Glenn Leach, with the assistance of neighbor Joe, installed Trex lumber over the top of the play border to add beauty and protect our kids from splinters.

Mailbox Sign Holders: The new sign holders on the sides of the mailboxes will be used to notify all neighbors of announcements and board meetings. You may utilize these holders for personal announcements too, like lost pet notices. **PLEASE DO NOT USE TAPE ON THE MAILBOXES TO HANG SIGNS ANYMORE!** Let's keep everything looking nice!

FUTURE PROJECTS:

Several are in the works, including:

Street Painting: There will be some signs painted on the roadways to remind motorists to slow down to keep our children safe.

Monument Area Improvements: The monument sign is in need of repairs and repainting and we're on it. The landscaping will be improved at the same time. This is our neighborhood's "First Impression" and we want it to tell the world that Morningview Ridge is an awesome place to live!

Hillside Maintenance: Soon the trees on the hillside common area (the section that MVR owns) will be trimmed back to comply with our 2008 GeoTech Report recommendations. Trees will be maintained between 5' – 10'. (Recently below us on one of the Morningview Estates properties a slide occurred, reminding us all of the importance of being diligent with our responsibilities.)

Sidewalk Repairs: We're aware that there are many areas of our sidewalks that are in need of attention soon. The worst areas have been identified and we are working on getting them remedied. Overall the situation looks good, but we must take care of potential problems before they become a safety hazard.

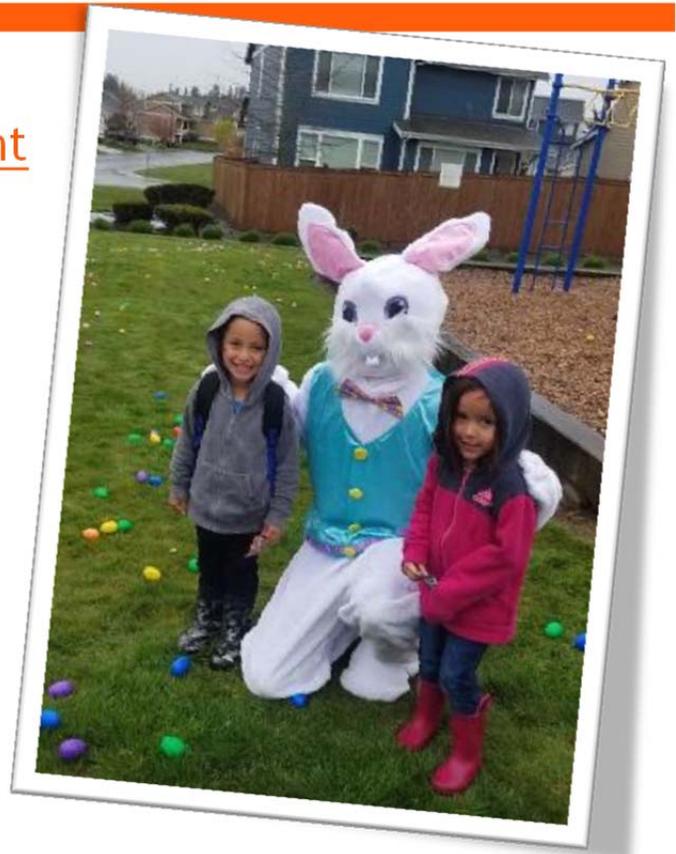


Easter Egg Hunt

Thank you Suzanne Polites for putting together the annual Easter Egg Hunt. The Board will do a better job helping to promote these events moving forward so more of our families can participate. **1,500 Eggs, Activities, and convincing the Easter Bunny to hang around during his busy time of the year – the preparations were incredible!**

July 4th???

The next event on the calendar is our July 4th neighborhood get together. The idea has been floated to organize it like a Block Party in more than one location. We need volunteers to organize and assist. The resident's Facebook page is a great place to discuss this. The Board will help with funding. Love to see how this will take shape this year. Get involved!



Important Notices

New ACC Property Change Form: The form that residents use to request consent for property and landscaping improvements has been updated. You will find this form on the MVR website under "Property Changes": <http://www.morningviewridge.com> There are instructions on how to use the form and submit your request. Fines are assessed for non-compliance and approval can take a few weeks, so allow yourself time before you start your new projects. A big change relates to exterior painting: Now, even if you intend to repaint your home the **same colors** it is now, the project still needs to be approved. In the past, the "same color" rule has been interpreted too broadly, so this change has been implemented to make the process fair and uniform for all residents.

Commercial Vehicle Rule: Another change is to the Commercial Vehicle language in the Good Neighbor Next Door policy book. The previous language was confusing and contradicted the CC&R language. No change to the meaning and purpose of the rule has been made, but we hope the new language helps lessen any confusion.

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!"