



YOU ASKED....

WE ANSWERED

JULY 21, 2021 TOWN HALL MEETING

The July 2021 Town Hall Meeting was an opportunity for homeowners to bring any matter to the Board of Directors. At the July 21 meeting, some items were questions answered on the spot, some required more information or time to answer, and others were residents expressing an opinion.

For those of you who were unable to attend, please see highlights and post-meeting updates.

FIRST RESPONDER FLAGS

Q: When the Design Guidelines were sent out for review in April, First Responder flags remained as it was in the 2019 document – they were allowed. Rumor has it, first responder flags are no longer allowed. Is that true?

A: Until the Board of Directors approves an update, the 2019 Design Guidelines document is still in place and effective.

Q: What was the process used for collecting resident comments on the revised documents?

A: Members of the Architectural Review Committee (ARC) worked for several months to review and revise the Design Guidelines. They removed references to the “Declarant” and/or “builder”; separated the Design Guidelines into two shorter documents for easy reference; and removed conflicting language. Then they solicited resident input, collected comments, and incorporated the feedback as a recommendation to the Board. The ARC recently submitted documents to the Board for final review and determination of next steps.

Q: Will residents have a chance to express their opinion if a change is taking place?

A: Yes. Revised documents will be shared with all residents and significant changes will be highlighted for easy reference. It has not been determined if this will be brought to the August Board meeting or if there will be another means of collecting final resident input.

Q: Will a resident vote be allowed?

A: A vote is not required. While the Board has been given the authority through the HOA’s Amended and Restated Declaration, to amend the Design Guidelines, without a resident vote, it is our practice to obtain resident input and feedback as part of our decision-making process.

Q: How many comments were received to remove first responder flags?

A: The revised documents and associated comprehensive spreadsheet containing all resident comments will be shared with all residents. The spreadsheet has a column for category so it will be easy to review.

PROPERTY, MAPS AND WHO OWNS WHAT

Q: Were some of our properties re-deeded? What are our financial obligations/responsibilities?

A: Approximately, one dozen plats were deeded by Pulte to Ridgewood Lakes in August 2020 pursuant to the Dedication on the recorded plat with Polk County Clerk of Courts. Once the Board recognized that these properties were re-deeded a draft Memorandum of Understanding (MOU) was created by the Del Webb Orlando Board and provided to the Ridgewood Lakes Master Association in March 2021. This draft MOU is still under consideration and has not yet been approved by the Master, nor has it received final review the Del Webb Orlando HOA attorney. The MOU states that DWO will be responsible for daily upkeep such as mowing, trimming, etc. As the property owner, the Master Association is ultimately responsible for maintenance, repair and upkeep of waterways, renovations to the areas, removal of trees and invasive materials, etc.

Q: Are any of our common areas not owned by DWO?

A: **See Ridgewood Lakes Master Association Owned Tracts, which can be found on the portal under Resident Resources, You Asked We Answered, July Town Hall section.** As identified in the document, the Board is still awaiting final transfer of properties in the Vista Bella neighborhood.

Q: Why would we maintain property we do not “own”?

A: The Del Webb Orlando homeowners are owners and members of the Ridgewood Lakes Master Association. Dues paid to the Ridgewood Lakes Master Association are used to pay for maintenance, repair and renovation to all common areas in Ridgewood Lakes.

Del Webb Orlando has maintained (i.e. mowing, edging, trimming, etc.) these common areas prior to August 2020 while Pulte was in control of the Board of Directors. It is in the community's best interest to continue those services as it provides a continuity of services and landscape aesthetics. Additionally, DWO is able to set priorities, expectations and provide supervision to the landscape company without having to go through multiple channels.

Q: Who is responsible for the 2 jetties in the lake? The DWO side looks much better than the High Vista side.

A: As identified in the Polk County Property Appraiser website, the jetties appear to be owned by High Vista at Ridgewood Lakes HOA. High Vista would have overall maintenance responsibility unless there is a Memorandum of Understanding that outlines differently.



PROPERTY, MAPS AND WHO OWNS WHAT (cont'd)

Q: Can anyone use the shell path? Would we want to “get that back”?

A: Anyone who lives in Ridgewood Lakes is allowed to utilize the paths and sidewalks, to include the shell path. The shell path traverses property across and around lakes and waterways which RWLMA owns. DWO wants RWLMA to remain the responsible owner for all lakes and waterways.

CLUBS

Q: Proposed Charter Club fundraising form - can we reduce the 90-day notice requirement for fundraising events to 2 weeks?

A: The Board Liaison suggested club president bring this matter to the CCAC. The CCAC is currently conducting a series of meetings with club officers to solicit their input on changes to the Charter Club Operating Manual.

SOLAR PANEL FOR LAKE AERATION

Q: Who owns property where solar panel was placed?

A: Ridgewood Lakes.

Q: Has the property that the solar panel is on been properly deeded to RWL?

A: Yes.

Q: Why wasn't there resident input on the location of the panel?

A: The solar panel that was installed on the edge of Lake Salinas was done so that an aerator could be powered to address lake issues. The Master Association apologized for not giving DWO prior notice and assured us the communication would be better in the future for any work or modifications that they would be doing. On Monday, July 19, the Ridgewood Lakes Master Association representatives and Joanne Markiewicz, Barb Demers and Stephanie Taylor walked the area. The Master intends to move the solar panels to a new location away from the main Del Webb Blvd thoroughfare. More details will follow about the project relocation from the Ridgewood Lakes Master Association.

Q: Will the panel be moved?

A: Yes. A meeting was held on 7/19 with David Mahan to discuss the relocation of the solar panels. The new location will have a southern exposure, and after installation, if needed, the Master will provide landscaping on the side facing the street. We do not have a definitive date on when this relocation will occur.

LANDSCAPING

Q: There were two specific landscape complaints related to individual lawn maintenance.

A: These issues were immediately forwarded to FSR for action with Millennium.

NOTE: Residents are reminded that these issues should be reported via the CONNECT PORTAL, Work Order System. Select the landscaping category. These requests are coordinated and tracked by FSR and immediately provided to our landscape contractor for resolution.

POLICE PATROLLING COMMUNITY

Q: Why don't we have an agreement or enforcement contract with local law enforcement to do random patrols in our community?

A: The Board has looked at this in the past (prior to turnover). The suggestion will be brought to the Safety, Security, and Health Committee for further analysis and review.

GOLF CART PARKING

Q: When will the survey results be shared with the community regarding ADA parking for golf carts?

A: The survey has been completed. FSR will be sending the results to the community and an agenda item will be placed on the August 10, 2021, Board Meeting Agenda.

NOTE: A suggestion was made to consider a technique used in other golf cart communities where a certain number of parking spaces be made large enough to allow either one car or two golf carts. Perhaps this could be considered when sealcoating is done.

VISTA BELLA RESIDENT PROPERTY CONCERNS

Q: What can be done about broken barbed wire fences, ATV's and noise from neighboring non-DWO properties?

A: The Board has provided the homeowner with the county's right-of-way and easement information. Frank will again look at where Pulte property ends, and we will ensure RWLMA is aware in the event Pulte conveys the property to them.

Hopefully you find this material helpful...

"We are stronger when we listen, and smarter when we share."

******* NOTE: NEXT BOARD MEETING: AUGUST 10, 2021 at 6PM *******