



Ridgewood Creek POA

Board of Directors Meeting Minutes

Date: September 15, 2025

Attendees:

Board Members Present: Rick Szevery, Kyle Hauber, Chris Ader, Darren Demaree, Angela Christner, Linda Jones, Jason Heflin

Control Committee Present: Stephanie Hauber

Approval of Minutes

The minutes from August 18, 2025, were approved.

After determining that a quorum was present, the Meeting of the Board of Directors of the Ridgewood Creek Property Owners Association was called to order at 7:02 p.m. by President Rick Szevery. The meeting was held via Zoom.

Financial Committee (Chris Ader):

- Checking account balance: \$27,408.06
- Republic rates have increased. All single-family households are required to pay a special assessment of \$108.00 by the end of 2025 to bring the account back into balance. Association dues may also need to be raised approximately 3% annually to cover future trash pickup increases.
- Thank you to neighbors who have paid.
- Reminder letters will be sent to neighbors who are behind on dues.
- The block party cost a little over \$1,000.
- At the next meeting, the committee will present a more concrete proposal for quarterly dues in 2026 to reflect increased trash rates.

Grounds Committee (Darren Demaree):

- Pond committee meeting scheduled for September 17, 2025.

- Pond conditions have improved significantly following treatments and increased rainfall.
- Dates need to be set for leaf pickup.
- A permit is required before proceeding with aerator installation.
- Reminder: The aerator will make the pond unsafe for ice skating during the winter.
- Condo meters are not passing code.

Control Committee (Stephanie Hauber):

- Block party was a success—thank you to Stephanie and Samantha!
- Fence damage caused by storm has been repaired—thank you!
- Letters sent out to neighbors late on dues.

Old Business:

- Greenbelt aquatic-friendly wildflowers (Pond Committee, September 18, 2025).
- Bylaws and Covenants.

New Business:

- Discussed completing the walking path in sections, prioritizing areas in the worst condition. The full project is estimated at \$77,000. The first section proposed is near the basketball court at a cost of \$4,500, with a goal to set aside \$10,000 to address the most deteriorated areas.
- The board voted to approve a special assessment of \$108 per single-family household, due by the end of 2025, to help cover the shortfall caused by rising trash service costs.
- Linda will contact the county regarding street sweeper availability.
- Pond committee meeting scheduled for September 18, 2025.

Adjournment:

The meeting was adjourned at 7:58 p.m.