



February, 2013

## Beckett Ridge Website

Our community website has the answers to many of the questions you may have about Beckett Ridge. It includes the monthly Board meeting minutes, contact information, general guidelines to the community restrictions, the forms you need for an improvement application, links to other West Chester and Butler County websites, a community forum, and more.

Be sure to take advantage of this great tool we have to share information about the community. Find us at [www.beckett-ridge.org](http://www.beckett-ridge.org).

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## Important Issues On Annual Meeting Agenda

The 2013 Beckett Ridge Annual Meeting is scheduled for Tuesday, March 19, 2013 at 7:30 p.m. in the Fellowship Hall at Tri-County Baptist Church.

The primary purpose of the meeting is to elect three members to the Board of Trustees. However, the annual meeting is an opportunity for the Board to discuss with Beckett Ridge homeowners important issues that will be considered in the upcoming year.

Three issues to be considered by the Board in 2012 are creating a Violations Committee, implementing a fining policy for violations, and updating the Association's signage policy.

The need for a violations committee and a fining policy has been brought up by several Beckett Ridge owners in recent months. These owners feel the Association needs to aggressively address those owners who consistently ignore the Association's rules. A Violations Committee would assist the property management company in identifying owners who have legitimate violations such as misplaced portable basketball hoops, utility trailers, boats or RVs parked in driveways, or garbage cans in public view. Under current guidelines, after an owner has been notified by mail of a violation, if the violation is not corrected, the Association's next step is to turn the matter over to legal counsel and file suit. This is very expensive for the Association. A fining policy would allow the Association to levy on fine on an owner's Association account for a violation of the Association's recorded covenants or the supplemental architectural restrictions.

The signage policy has not been updated in many years and the Board feels that it needs to be reviewed.

If you have any suggestions, ideas or comments related to these items or any other issue in the Beckett Ridge community, the annual meeting is your opportunity to have your voice heard.

Please note that the annual meeting is open to All Beckett Ridge owners including those living in Mill Creek, Deer Run, Meadows, Shepherd's Farm I and II and Village of Beckett Ridge.

We hope to see you at the meeting.

## Get Your Garden Ready For Spring

If you didn't do so in the fall, [trim back any perennials](#), including ornamental grasses, before they start to grow. The leaves and stalks should be cut close to ground level. Avoid pulling or yanking out stems, as this may break emerging shoots.

Pull back extra winter mulch from planting beds using a hand-rake or a long-handled rake. This allows earlier warming of the soil. Ideally, remove mulch on a cloudy day to prevent newly emerged plants from getting sunburned. (Later in the spring you can add a new layer of mulch to control weeds and help the soil retain moisture.)

Add a slow-release, organic fertilizer around perennials, bulbs and roses, then cover it with a new layer of mulch (2-4 inches thick) to promote healthy growth.

Check your soil for dampness. You should only begin digging and planting when the soil is dry (dry enough to crumble apart in your hand), as digging in wet soil can degrade its structure.

[Remove weeds as you see them begin to grow](#). By staying on top of weeding now, you'll save yourself a lot of trouble later (plus the roots are shallow now and easier to pull out).

## Planned Projects For 2013

The Board has tentative plans for the following projects in 2013:

- Ongoing paving/repairs to the Boulevard walking path from St. Andrews to Rollingwood
- Revitalization of the Rollingwood entry
- Removal/replacement of wood fence at Rollingwood entrance
- Improvements to landscaping at Beckett Road entrance
- Review of Beckett Ridge reserves funding.

If you have any ideas on any of these projects, please come to a Board meeting and share them. Get involved in your community.

## 2013 Meeting Schedule

The monthly meetings for the Beckett Ridge Homeowners Association are held the third Tuesday of the month. Meetings begin at 6:30 p.m. and are held in the Fellowship Hall of Tri-County Baptist Church. Meetings are open to ALL Beckett Ridge owners.

The remaining 2013 meeting dates are as follows:

- February 18
- March 19 - Annual Meeting
- April 16
- May 21
- June 18
- July 16
- August 20
- September 17
- October 15
- November 19
- December – no meeting.

## Have You Paid Your 2013 Assessment?

Your 2013 assessment notice was mailed in mid-December and your payment was due January 31st. The annual Beckett Ridge assessment is due from ALL owners living in the individual sub-associations located within the Beckett community – Shepherds Farm I and II, the Meadows, Villages of Beckett Ridge, Mill Creek and Deer Run.

The annual assessment is \$230.00. If your sub-association is also managed by Towne Properties, **do not combine the fees on one check.**

Note the following:

- Make your check payable to Beckett Ridge HOA, not Towne Properties.
- Postmarks are NOT used to determine date of payment.
- If you own rental property in Beckett Ridge, follow up with your tenant to see if they have YOUR mail especially if you have not notified Towne of your correct mailing address.
- If you are having difficulty paying your assessment, please contact Towne Properties at 513/874-3737 to request a payment plan.