



February, 2014

2014 Annual Meeting Scheduled

The 2014 annual meeting will be held on Tuesday, March 18th at 7:30 p.m. It will be held in the Fellowship Hall at Tri-County Baptist Church.

Four Board positions will be open. Any owner who lives in Beckett Ridge and is in good standing (all dues paid in full) is eligible to run for the Beckett Ridge Board. This includes owners in any of the sub-associations of The Meadows, Mill Creek, Deer Run, Shepherd's Farm I or II or Villages of Beckett Ridge.

A list of candidates running and a proxy ballot will be mailed to all Beckett Ridge owners at the end of February.

If you cannot attend the meeting, please send in your proxy ballot as they are necessary to meet quorum requirements.

Coyotes Spotted in Beckett Ridge

Several homeowners have reported seeing coyotes in the community. Many have inquired as to what the Beckett Ridge HOA was willing to do to address the problem.

The Board requested a legal opinion from the Association's attorney who recommended that the Association do nothing as the Association does not have a responsibility to protect its members from nature. Although the Board understands the concerns of the owners who have observed the coyote in the vicinity of their homes and are worried about their children and their pets, the Board will not authorize or endorse any means of trapping or destruction of the coyotes found on Beckett Ridge common area.

More information about coyotes and their habits can be found on the Beckett Ridge community website or you can request a copy from Towne Properties.

New Deadline Rule for Improvement Applications

Effective in January, the Beckett Ridge Board changed the deadline for submission of an Improvement Application. All applications must be submitted **no later than the first day of the month** in order for the application to be reviewed at the monthly Board meeting.

There will be no more expedited applications or RUSH applications accepted.

As always, each application must be completely filled out and must include a copy of the owner's property plat map. Applications are needed for all exterior changes. Your Beckett Ridge assessment must be paid in full before your application will be reviewed. Applications are available on the community website or from Towne Properties.



Find us on the
Internet at

www.beckett-ridge.org

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Collection Efforts To Be Continued in 2014

With the ongoing success of the collection efforts using a collection agency, the Beckett Ridge Board has agreed to once again use this method to collect any unpaid 2014 assessments.

This action will begin again in May, 2014. As a reminder, any unpaid Association fees (assessments, late fees, legal fees, etc) were added to the 2014 assessment bill. Assessments were due on January 31, 2014. Per the Association's collection policy, any account with an unpaid balance is subject to a \$50 late fee in February; another \$50 late fee in March, and a final \$50 late fee in April.

Any delinquent owner who had not paid in full by May 1st or has not set up a payment plan will be reported to the three credit reporting agencies with no further notice from the Association and your account will be turned over for collection.

If you are having difficulty paying your Beckett Ridge assessment, please contact Towne Properties. Please note that Towne does not have the authority to waive late fees. Your account is not considered PAID until your payment posts to your Beckett Ridge account. It is not considered paid on the date that you mail your payment or if you drop it off at Towne's office; it is considered paid on the date your payment POSTS to your account. There are no exceptions.

All residents of Beckett Ridge must pay the annual assessment of \$235.00. This includes owners who live in Deer Run, Meadows, Mill Creek, Shepherd's Farm I and II and Villages of Beckett Ridge.

Did You Know?

- The wet lands area off of Crossbridge is not a dog park where you can let your dog run free. The area is frequently visited by representatives from Butler County and they do not appreciate stepping in dog feces. Please clean up after your dog!
- Daylight Savings Time will begin on March 9, 2014.
- Signs of any type are prohibited on the Association's common area. This includes real estate signs, political signs, Garage Sale signs, etc. Signs found in common areas will be removed and thrown in the trash.
- The Association spends hundreds of your Association dollars picking up trash from along the Boulevard, the walking path and waterways. Please do not litter while walking or driving in the community.
- **NEW! The annual Beckett Ridge Garage Sale will be held on in JUNE this year.** This is a change from the usual date in May. The actual date will be announced a later time.
- Trash cans cannot be stored in public view; they must be kept inside your garage or hidden from view. Mailboxes must resemble a mailbox; fish, trains, cars or helmets or other themed mailboxes are prohibited. RVs, commercial vehicles, campers, boats, etc. cannot be parked in your driveway. RVs, campers and boats can be parked for a period of 72-hours to allow for loading, unloading or cleaning.

Planned Projects for 2014

The Beckett Ridge Board has tentative plans for the following projects in 2014:

- new entrance at Rollingwood
- improved floral displays throughout the community
- new playground at Saratoga Farms
- asphalt repairs/paving on walking path between Rollingwood and Woods of Beckett
- addition of trees along Boulevard and on other common areas to help replace the 100+ dead or dying ones removed in 2013

All projects are subject to available funding and the potential of shifting priority due to unexpected issues.