



September 2015

## LAST CALL

This is the Last Call for residents interested in Beckett Ridge HOA Covenants Committee. Fellow homeowners will assist the Master Board in Architectural follow-up, concerns from residents, and various other duties.

Guidelines are being created and your help is greatly desired.

Please step up and help keep Beckett Ridge ***Beautiful and Valuable.***

## BECKETT RIDGE DELINQUENCIES / LIENS

On July 23<sup>rd</sup> the Beckett Ridge Association filed liens against sixty-six (66) property owners for failure to pay annual assessments (File #2015-00028601). Unpaid assessments affect the entire community and impact the Board's ability to fund maintenance and improvement projects.

Details about the liens can be found online at:

<http://butlercountyohio.org/index.cfm> through the Real Estate Search portal or at the Butler County Recorder's Office, 130 High Street, Hamilton, OH 45011

## DEAD TREES

On Friday, July 31, 2015, HOA Board Members and Tony Wilson of GroundsPro, drove the Beckett Ridge community and identified approximately 175 dead trees which need to be cut down and removed.

Several of the dead trees pose a safety hazard for residents using the walking paths throughout our community. Work will begin this fall cutting down trees and evaluating areas for possible replacement.

Looking around our community there are too many dead or dying trees at this time to be cut and replaced. Rest assured....some will be removed this year, some in 2016 and some in 2017, spreading the cost over multiple years.

### INSIDE THIS ISSUE

- 1 Last Call for volunteers
1. BR Delinquencies / Liens
1. Dead Trees
2. Notice from West Chester Police
3. Annual Garage Sale
4. Improvement Applications

## IMPORTANT NOTICE FROM WEST CHESTER POLICE

Did you know?

West Chester Police report that theft from automobiles is the #1 property crime in our community. It is the number one property crime because it is usually quick and easy, and because the public offers criminals the opportunity by leaving items of value in their vehicles.

Some Tips for Prevention:

- Remove everything from your vehicle when parked, even when parked on the street in front of your home or driveway.
- Always lock your vehicle.
- Never leave your vehicle running or unattended.
- Never hide a spare key on or in your car.
- If a garage is available, park your vehicle in the garage.
- Keep garage door closed.

If you see anything suspicious, please call 911 immediately.

If you have witnessed anything suspicious in your neighborhood that may assist investigators, call the West Chester Police at 777-2231.



## ANNUAL GARAGE SALE

The Beckett Ridge Community Garage Sale 2015 was a success!

The ads were bigger and better, the announcements at all entrances were seen, more residents held sales, more people attended, and St. Vincent DePaul truck was overflowing. In fact, it had to leave 30 minutes early since there was no more room.....a good thing.

THANK YOU everyone for your participation this year!!



## Improvement Applications

Remember, 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](http://www.beckett-ridge.org)



Beckett Ridge is professionally  
managed by:

**TOWNE PROPERTIES ASSET  
MANAGEMENT COMPANY**  
11840C Kempersprings Drive  
Cincinnati, Ohio 45240  
874-3737 - PHONE  
874-6731 - FAX

**Senior Association Manager:**  
Debi Perkins, CMCA  
Email: [debip@towneproperties.com](mailto:debip@towneproperties.com)

**Administrative Assistant:**  
Carol Combs  
Email:  
[CarolCombs@towneproperties.com](mailto:CarolCombs@towneproperties.com)

Beckett Ridge website:  
[www.beckett-ridge.org](http://www.beckett-ridge.org)