

# The Trailblazer

7585 Indian Ridge Trail South  
Kissimmee, Florida 34747  
Phone: 407-504-4158  
indianridge2@indianridgehoa.com  
www.indianridgehoa.com



## INDIAN RIDGE HOMEOWNERS ASSOCIATION

Fall 2019

### Message from the President

Dear Homeowners,

As my time as the president of the HOA winds down I find myself reflecting on the changes in the neighborhood over the past 5 years or so. Everyone should care about their neighborhood and want to live in a safe and well maintained community. I know if you are a young family you may not have the time to give to the HOA, but you can still contribute by volunteering some time. Elections for officers (President, Vice President, and Secretary) will be held at the November General Membership meeting. I will not be running for president again for personal reasons, but I do plan on staying on as a board member and assisting when I can. I encourage all to contribute and support the HOA as they do have your best interests in mind.

There is a large number of new residents and many are new younger families. One thing that realtors and buyers have all agreed, they like the wider lots, space between homes, and walk areas throughout.

A major item that was worked on by the previous administration and continued with this one was to attempt to recoup some of the misappropriated funds from a previous president. We instituted new procedures within the board with checks and balances, and publish and go over the HOA's finances at every General Membership meeting. We are now receiving monthly checks for repayment of these funds. With interest this will come to \$95,000.

So to close, it has been an enjoyable and fulfilling time as president of the HOA. We have a great board of directors who volunteer a lot of their personal time and I would like to thank them and all who have volunteered over the past 5 years. There is still a lot to do and I have every confidence that the next set of officers will continue the good work from the current board.

Thank you and see you around the neighborhood.

-Les

Indian Ridge HOA Account:  
\$80,685.95

### CALENDAR

**General Membership Meeting**  
**September 11, 2019**  
**7:00 p.m. at the Pool**  
**Meet and Greet 6:30**

**General Membership Meeting**  
**November 13, 2019**  
**7:00 p.m. at the Pool**  
**Meet and Greet 6:30**

**Community Yard Sales**  
**October 26, 2019**  
**May 2, 2020**

**Community Holiday Party**  
**December 7, 2019**  
**12 Noon at the Pool**

**General Membership Meeting**  
**January 8, 2020**  
**7:00 p.m. at the Pool**  
**Meet and Greet 6:30**

**Community Projects Pending:**  
**Chaise Lounges Replacement**  
**Umbrellas Replacement**  
**New Community Signage**  
**Facilities Keyless Access**

## Indian Ridge HOA

We understand why several of you stopped paying several years ago because of the financial situation that was going on with the current president, and I am happy to announce that we have had several residents return to the HOA now that they see how the money is being handled.

We have added a basketball court, new signs at the entrances, working with developers on the three major developments going on around Indian Ridge. There has been maintenance and painting of the wall around the community, working with the county on neighborhood concerns, and keeping "Indian Ridge" in the forefront of Road and Bridge ensuring we get our roads resurfaced in the next few years. Some of the things we do such as review county contracts with vendors, schedule tree trimming for the common areas, notify Road and Bridge of sidewalk or street issues, and maximize what is paid through the MSTU (taxes), but not everything is covered.

Annual dues of \$70 is minimal and goes a long way to make the community a beautiful and safer place to live. It is impossible for you to live in Indian Ridge and not benefit from what these funds do and it is not fair when you don't pay your share. So what does the \$70/year go for? We use these funds foremost for the maintenance and painting of the wall around our community. They are also used to host the community parties for children, which are a favorite of many families. The HOA also pays for extended sheriff patrols in the neighborhood several times a month on a rotating schedule. These funds also pay/paid for:

- Printing and processing of parking permits (which are free to members, paid by non-members)
- HOA website and email services
- Assistance to homeowners, new and old
- Printing and publishing of the Trailblazer
- Beautification projects
- Ceiling fans for the pool area
- And more

Your property values would depreciate greatly if the wall and other enhancements were not maintained or entrances made to look appealing.

Not paying dues does not relieve you from following the rules and regulations all based on the Covenants and Restrictions (found on the HOA website). Everyone agreed to these when purchasing a home in the neighborhood. These can be changed or modified with a vote of 75% of the homeowners.

### **INDIAN RIDGE BASKETBALL / TENNIS RULES**

**FOR INDIAN RIDGE RESIDENTS AND THEIR GUESTS ONLY**  
**TENNIS/BASKETBALL SNEAKERS MUST BE WORN**  
**ONE HOUR TIME LIMIT WHILE OTHERS ARE WAITING**  
**CHILDREN UNDER 14 MUST BE SUPERVISED BY A RESPONSIBLE ADULT**  
**NO GLASS IN THE COURTS**  
**NO SMOKING/VAPING OR ALCOHOL IN THE AREA**  
**NO SKATEBOARDING, NO ROLLERBLADING**  
**NO BIKE RIDING, NO SCOOTERS**  
**RESPECTFUL LANGUAGE REQUIRED**

### **SWIMMING POOL RULES**

**NO LIFEGUARD ON DUTY**  
**SWIM AT YOUR OWN RISK**  
**POOL HOURS ARE FROM SUNRISE TO SUNSET**  
**CHILDREN UNDER THE AGE OF 14 MUST BE ACCOMPANIED**  
**BY A PARENT OR RESPONSIBLE ADULT 21 YEARS OR OLDER**  
**DO NOT TOUCH POOL EQUIPMENT**  
**NO DIVING OR JUMPING INTO THE POOL**  
**BABIES MUST WEAR "SWIM DIAPERS"**  
**NO GLASS CONTAINERS IN THE POOL AREA**  
**THIS IS A SMOKE/VAPE FREE AND ALCOHOL-FREE FACILITY**  
**ANIMALS ARE NOT ALLOWED IN POOL AREA**  
**POOL CAPACITY 78 PERSONS**

## Volunteers Needed For HOA Board Positions



The primary obligation of a HOA is to preserve the nature and character of the community, providing services and amenities to residents and protecting property values.

Even if the HOA did not exist, the Covenants and Restrictions would remain in effect as they are binding to the land and to all homeowners within the subdivision and county enforced. Our Covenants and Restrictions as well as Bylaws are posted on our

website [www.indianridgehoa.com](http://www.indianridgehoa.com).

When you receive a rules violation from the HOA don't take it personally; remember that the rules were created to keep the community safe and comfortable for residents, including you. While the HOA board can address minor infractions or warnings with face-to-face communication, written communication and documentation is preferred, it helps create clarity for everyone involved. Please address violations and/or concerns in writing.

Get involved. If you want to improve your community, volunteer for a board position or attend meetings to see how you can contribute. Board of Directors meetings are scheduled for the first Monday of each month except for summer months. All other meetings are as required and at the discretion of the HOA President.

Duties: This is a Volunteer position where all skills are welcome. As a Board Member, you'll be at the forefront of what is happening in the community and play an important role in making and implementing changes, upholding policies, and planning for the future of the neighborhood. As a member of a working team, you will attain skills and be trained for public service, how to communicate with your elected officials and how to contact the appropriate department when needed.

**Elections for officer positions, President, Vice President and Secretary, will be held at the November 13 General Membership meeting. If interested, please contact the HOA.**

**ALL HOMEOWNERS AT INDIAN RIDGE ARE WELCOME to get involved.** If you are interested please email the HOA.

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## Need a Parking Permit?

We like to remind our residents that there is **no parking on the street or on the grass** as per our Deed Restrictions, as well as the Osceola County Ordinance 12-10.



Boats and trailers are not permitted on driveways, and boats, trailers and vehicles are not permitted to be parked on grass, side or back of homes as per our Deed Restrictions. If you have not received a ticket or visit from code enforcement yet, it's coming! It is advisable to take care of the violation now.

Permits can be requested and will be issued for residents who are having guests and do not have room in their driveway for additional cars. Permits are only valid for the hours

between 8am and 2am.

Parking permits for delinquent homeowners is \$3 per permit up to a max of 8 permits per household per occasion. No charge to members in good standing. Overnight parking allowed at the pool with permits.

You can download a Parking Permit Request form at [www.indianridgehoa.com/parking](http://www.indianridgehoa.com/parking). It can be submitted via email, or call to arrange a time to drop off the form and pick up the permits. No overnight parking. No parking at the pool after dusk without a parking permit. Annual parking permit may be available for landscaping companies.

Please also understand that the HOA does not issue the \$100.00 tickets, Code Enforcement issues them and the County receives the money from these citations.

## See something? Say something!

**SEE SOMETHING.  
SAY SOMETHING.**

We have random and rotating patrol but if you see suspicious behavior, you should call the **Osceola County Sherriff's non-emergency number at 407-348-2222**. You don't even have to give your name if you're not comfortable. Help keep the streets safe too. If you see a **street light out you can call Progress Energy at 1-800-700-8744**. The light will usually be fixed in three business day. You'll need the pole number and closest house number or intersection name. Together we can make Indian Ridge safer!

## See a CODE VIOLATION?

It is the responsibility of everyone in Indian Ridge to address all code violations. If you observe something that is an Osceola County Code violation such as debris or hazardous conditions, you can **report them to County Code Enforcement by calling 407-742 0400**. If you'd like the complaint to remain anonymous, please mention that during the call.

OCSD Traffic Tip Hotline 407-344-5253, and Drug Tip Hotline 407-348-1774. The Osceola County Sheriff Department has a website as well as a Facebook page where they offer press releases and other information regarding activity in Osceola County.

Drone activity is prohibited under most circumstances within the subdivision. Safe areas are in the parks. No lower than 400 feet.

## Beware of Wildlife

Please report **Bear sighting**, nuisance and sick wildlife to the **Osceola County Animal Control Office at (407) 742-8000**.

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## Community Pool Reminders



The pool is open from **dawn to dusk**.

The pool area does have surveillance cameras. Anyone at the pool after dusk or violating pool safety rules will be subject to being trespassed.

Adult supervision is required at the pool for anyone under 14 years of age.

Residents in good standing may use pool for a party by making arrangements with the HOA first. A \$25 cleaning deposit may be required. The pool is for the use of Indian Ridge residents and their invited guests only.

**No glass containers, alcoholic drinks, or pets at any time.** Thank you for following these guidelines so everyone can have a safe and pleasant time enjoying the pool. No parking at the pool after dusk without a parking permit.

No smoking – No vaping within pool area, only outside in designated areas.

**All common facilities require key access.** Effective immediately initial key is \$10 and replacement keys will cost \$25.00, and when new lock system is installed, replacement key price will increase to \$50.00. If you find yourself in need of a pool key, please send us an e-mail and we'll arrange to get one to you. Renters are not entitled to collect the keys on behalf of a homeowner unless arranged for in writing between the homeowner and the HOA, which includes transfer or assignment of rights.

All individuals using the common areas (pool, tennis, and basketball courts) must have a key. Please do not open the gates for individuals that are not part of your group. You are accepting responsibility for anyone you let in.



## Starting 10-1-19 Advanced Disposal will be providing collection services to Osceola County residents.

If you did not receive a postcard for size of receptacle selection call the number listed to request appropriate size. You have until April 1, 2020 to make changes without incurring extra charges. If additional receptacles are required, please call the same number and for a one-time charge per container you can request extra containers. Any additional questions you may also go to website listed.



# SCORE



# SCORE



**SCORE 4** is the County's way of reminding you to recycle only these 4 items:

### ✔ Acceptable Items:

- **Cardboard**  
(Flattened)
- **Paper**  
(Office paper, brown paper bags, mail, etc.)
- **Aluminum Cans, Metal Containers**  
(Please rinse)
- **Plastic Bottles, Jars, Jugs, & Containers**  
(Please rinse)

Rinse plastic and metal containers to remove as much organic residue as possible.



### ⊘ Unacceptable Items:

- **NO GLASS**
- **Any Plastic Bags**
- **Tanglers**  
(No wires, holiday light strings, hoses, cords, etc.)
- **Food Waste or Liquids**  
(Organic material)
- **Batteries**  
(All types, especially lithium)
- **Sharps**  
(Needles, syringes, blades, etc.)

**SCORE 4** es la manera en que el Condado le recuerda reciclar solo las siguientes 4 categorías de artículos:

### ✔ Artículos Aceptados:

- **Cartón**  
(Aplanado)
- **Papel**  
(Papel de oficina, bolsos de papel, correo, etc.)
- **Latas de Aluminio, Recipientes metálicos**  
(Por favor enjuague)
- **Botellas, y Tarros Plásticos**  
(Por favor enjuague)

Enjuaga el plástico y recipientes metálicos para remover la mayor cantidad de residuos orgánicos posibles.



### ⊘ Artículos No Aceptados:

- **NADA de Vidrio**
- **Bolsas Plásticas**
- **Materiales que enredens**  
(No alambres, extensiones de luces, mangueras, cables, etc.)
- **Líquidos o desechos de comida**  
(Materiales Orgánicos)
- **Baterías**  
(de todo tipo, especialmente de litio)
- **Objetos afilados**  
(Cualquier tipo de aguja, jeringas, cuchillas, etc.)

For more info, please visit:  
[AdvancedDisposal.com/RecycleRight](http://AdvancedDisposal.com/RecycleRight)  
Or call Advanced Disposal Services at 407-605-3892

Para mas información visite:  
[AdvancedDisposal.com/RecycleRight](http://AdvancedDisposal.com/RecycleRight) o llame a nuestra línea de Servicios de Advanced Disposal al 407-605-3892

## HOA Architectural Control Committee (HOA ACC)

*Have you submitted your request  
& have written approval from the ACC?*



**In order to obtain Osceola County permits, you must submit a request and have written approval from the HOA ACC.** Osceola County requires permits for the following: fences, solar panels, roof, and driveway widening. The permits must be posted on the front of your home, (door or window) etc. This must be able to be seen from the street. These permits are for your protection.

The county inspector comes to your home and inspects the work during job and or when the job is completed depending upon county requirements. If there is a problem with your roof or fence etc., and you contact your insurance company, the first thing your insurance company will do is see if the permit was pulled and the job was inspected by the county, then you run the chance of them not paying for whatever issue you may have. You may think this is a nuisance

and costing a little more but it is for your protection.

Osceola County employees have been known to tell homeowners that they do not need a permit for driveway widening, but if there is a doubt then consult the Osceola County parking ordinance 12-10 which applies to this subdivision.

You can download a HOA ACC approval request form at [www.indianridgehoa.com/accapprovalform](http://www.indianridgehoa.com/accapprovalform). It can be submitted via email [ACC@IndianRidgeHOA.com](mailto:ACC@IndianRidgeHOA.com), or call to arrange a time to drop off the form.

### Solar Panels

Prior to installing energy saving devices, please provide a detailed plan showing locations of the solar panels; roof slope and angles; north/south orientation; clear illustration of any shading issues; manufacturer product information for the units to be installed on the home.

### Fences and sheds

Sheds and fences are limited in type, material, and size, as well as where they can be placed on your property. Please follow the guidelines in the Covenants and Restrictions Section 2, 6, 7, and 11 to ensure that you are not in violation. If you are in violation, look for a notice from the HOA.

### House Painting

Please contact the HOA ACC for color approval prior to painting to ensure neighborhood continuity. Many houses and fences are in need of being pressure washed, repaired or replaced, now is the time to act!

### House Numbers

According to Osceola County ordinance 04-47, house numbers shall be present, easily readable, contrast to the background of the house and be a minimum of 3 inches in height. Many houses are currently without legible numbers and some don't have any numbers displayed at all. The HOA will be sending out emails (if we have one on file) to anyone without a legible house number at which point the address in question will be added to a list being presented to Code Enforcement.

### Emergency Contact

Please ensure that the HOA has an emergency contact for your property. This is especially important if your property is a rental. There have been several instances recently where we were unable to contact a homeowner about an emergency at their property. This information is never given out or shared.

### Important Tidbits you always wanted to know!

Starting within one month of distribution of this Trail Blazer, the HOA will be sending noncompliant homeowner's letters of deed violation(s), if the homeowner remains noncompliant then it will be followed by a letter from the HOA lawyer, with potential litigation after that.

## Trees, shrubs and sidewalks



### **The HOA has the duty to safeguard our community aesthetic.**

Homeowners are responsible for the maintenance of trees on their property; trees and shrubs must be properly trimmed to keep them from becoming an eyesore or causing damage during storms.

Please keep the back sidewalks accessible. The sidewalk areas of our neighborhood are for use by all residents. The area behind your home, all the way to the sidewalk, is your responsibility to maintain. If you have a fence along the sidewalk, it is your legal responsibility to maintain the

outside area between the sidewalk and your fence, as well as any trees, shrubs, or landscaping that interferes with the safe use of the sidewalk.

Some areas have become nearly impassable causing safety concerns, as well as an eyesore for surrounding homeowners, from whom we have received numerous complaints. For clarification, please refer to Deed Restriction 14, which states in part, the following:

**“The easement area of each lot and all improvements in it shall be maintained continuously by the Owner of the lot, except for those improvements for which a public authority or utility company is responsible.”**

The Homeowners Association thanks you for doing your part to help keeping Indian Ridge a beautiful and safe place to live!

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## Hurricane Season



Hurricane season is here, everyone please have an action plan. The weather has been fluctuating all over the country; we are expected to have unusual storms so everyone needs to be prepared. Clean out your gutters & drains. Trim trees and shrubs. This helps them better resist the wind, saving the plants and also reducing the chances of damage from falling or windblown limbs.

You should remove or secure anything surrounding your home that could become an airborne projectile, including lawn furniture and toys. Remember to keep portable generators and other alternate power/heat sources outside, at least 20 feet away from windows and doors and protected from moisture; and NEVER try to power the house wiring by plugging a generator into a wall outlet.

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## Community Yard Sale



Due to diminished participation by both sellers and buyers, we will decrease the number of days down to one day only in both the Spring and Fall yard sales. If anyone can demonstrate a valid reason for us to continue to have the numbers of days remain 2 per sale, then they should reach out to the HOA immediately.

All advertising media will remain the same with advertised start at 8am; only free standing signs are allowed and must be picked up at the end of the day.



