

The Trailblazer

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INDIAN RIDGE HOMEOWNERS ASSOCIATION

Winter 2022

Message from the President

Dear Homeowners,

As I reflect on my two years as president of the HOA, I look back and see what our community has been through both locally and globally and think how resilient we are. There are very few of us who can say that they were not impacted by Covid whether losing a job, a loved one or knowing of someone who experienced one or both. We, the HOA believe that this type of strife should bring a community together and will now and in the future do everything we can to facilitate just that.

We have had a little more than 13% turnover in the community and that number continues to rise. Eventually we know that number will stabilize, change and sometimes unwanted growth and construction does continue all around us but we believe that one thing we all want is the health of the community to be stable and return to some form of normalcy. There is great growth and opportunity for us to improve but we have to work together and not against each other.

We should all care about our neighborhood and those who live here, and want to live in a safer and well maintained community. It has been said before, that if you are a young family you may not have that much time to contribute to volunteering with the HOA but please consider offering whatever support you can. Perhaps one day a month, a quarter or on special committees or projects. If in doubt come to a meeting and see what we are talking about! It takes all of us to maintain a family, a neighborhood, a community and we need each and every one of you!

To those of you who took advantage of unexpected or unplanned time off to do home improvements, it shows!! To those of you who just never got around to the projects you wanted to do, it's never too late!! Overall, we all have something we want to do, whether prune a tree, paint a room or wall, pressure wash a drive, plant a garden or even more importantly reconnect with friends and family – let's go for it!

On behalf of myself and my colleagues on the board please; Take care, stay safe, be healthy and have a great New Year!!

-Gwenn

Indian Ridge HOA Account:
See any officer for details

CALENDAR

General Membership Meeting
February 9, 2022
7:00 p.m. at the Pool
Meet and Greet 6:30

General Membership Meeting
April 13, 2022
7:00 p.m. at the Pool
Meet and Greet 6:30

Community Yard Sales
May 7, 2022
October 29, 2022

Community Spring Fling
April 16, 2022
12 Noon at the Pool

Community Holiday Party
December 10, 2022
Time to be determined @ Pool

Community Projects Pending:
Playground Fence Replacement
Pool Resurfacing & Painting
Of Cabana
Enhancement of Side Entrances
Facilities Keyless Access

Indian Ridge HOA

In the last 5-7 years we have added a basketball court, new signs at the entrances, worked with developers on the three major developments going on around Indian Ridge and gained some concessions to benefit “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 finally achieving resurfacing of our roads. 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 and when these functions were curtailed random distribution of holiday gift cards. The HOA also pays for extended sheriff patrols and will be increasing interaction with Code Enforcement 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, (had been placed on hold due to Covid)
- Beautification projects(playground fencing and enhancement of side entrances coming)
- Chase lounges and umbrellas for the pool area
- Chemicals to maintain NIH, CDC and Osceola County guidelines at the cabana and common areas
- Refreshments, entertainment, virtual access for GMM
- And much more including when necessary – legal and accounting services

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

We understand why several of you stopped paying several years ago because of the financial situation that occurred with a previous president, and I am happy to announce that we have had many residents return to the HOA now that they see how the money is being handled and the accounting measures that were implemented.

Please remember 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. If you want change then get involved!

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 and enhance 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.

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 all 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 or Tuesday 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 needed and 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 your 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 director positions, will be held at the November 9 General Membership meeting. If interested, please contact the HOA, but you don't have to wait until then. As stated previously, volunteers are welcome to join at any time.

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

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 Parking Ordinance 12-10.



Boats, trailers, campers, R/V's Big Rigs are not permitted except for stocking, cleaning, loading and unloading. There is no parking **EVER ON THE GRASS!** Which includes sides, aprons or back of homes as per our Deed Restrictions and parking ordinance. If you have not received a ticket or visit from code enforcement yet, it can come at any time! It is advisable to take care of the violation now.

On street parking 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 are \$3 per permit up to a max of 8 permits per household per occasion. No charge to members in good standing. Occasionally, overnight parking will allowed at the pool but again only with permits.

You can download a Parking Permit Request form at www.indianridgehoa.com/parking. It can be submitted via email & does not require a signature. You can also 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, health care aides, or other daily or weekly services. Speak with your HOA rep.

Please be respectful and honor the requested advance notice of at least 72 hours prior to need! Please also understand that the HOA does not issue the \$100.00 tickets, Code Enforcement issues them as well as Osceola County Sheriff's officers and the County receives the money from these citations **NOT THE HOA!**

See something? Say something!

**SEE SOMETHING.
SAY SOMETHING.**

We have random and rotating patrols but if you see suspicious behavior, you should call the **Osceola County Sherriff's non-emergency number at 407-348-2222**. Help keep the streets safe too. If you see a **street light out you can call Progress Energy/Duke at 1-800-700-8744**. The light will usually be fixed in three business days. Unfortunately, due to Covid it has taken longer. You will 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**.

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 \$50 cleaning deposit may be required. The pool is for the use of Indian Ridge residents and their invited guests only. **DO NOT** let anyone in that you do not

know. If vandalism occurs and you are seen on camera as the person allowing the person on premises you will be accountable.

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 the new lock system is installed, after initial access is accomplished 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/accountability for anyone you or your representative lets in.**

ADVANCED DISPOSAL

Started in Oct 2019, yet there are still collection issues that can potentially result in trash and yard debris not being picked up. Content and weight of cans, size and amount of yard clippings, placement of cans etc., etc., etc... Please familiarize yourself with requirements by visiting the website.

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.)

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

SCORE



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, bolsas 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.)

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

More information is available on INDIAN RIDGE HOA website at www.indianridgehoa.com/waste.html.

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, windows and any architectural changes that change the elevation of your home 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. It can be submitted via email 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. Besides those listed other issues taken into consideration installation of solar panels include age and roof color. Although were grandfathered in, as a rule there are not supposed to be solar panels on the front of the home so PLEASE speak with your ACC rep for guidance and direction. A solar company should NEVER try to sell you ZERO offset, there are just too many variables.

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 notices 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 and including 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 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!

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.

Construction surrounding Indian Ridge

Illuminate Church – NW corner of Formosa Gardens access RD and Sinclair Rd – Anticipates breaking ground within the first two weeks of the New Year with a hopeful completion by October 1, 2022.

Sinclair Apt. Complex has been rumored to want to break ground before spring but due to setbacks with materials, elevated costs and labor shortages actual start date unknown.

East Group – Ecommerce Park across from Indian Ridge and Old Lake Wilson Rd has completed phase 1, and date to start on phase 2 unknown at present.

Variety of Road projects all within 5 miles of Indian Ridge that have either been started, nearing completion, or are in R&D phase with anticipated start date of Spring 2023 which includes widening of Old Lake Wilson Rd from Sinclair RD –south to Osceola –Polk County Line road.

Communication

Trailblazer –This is the first Trailblazer since Fall of 2019 due to Covid. We do hope to continue going forward with future publications at least twice a year, however there has not been a lack of communication from the Board of Directors as we have done frequent email blasts that have communicated information both in English and Spanish. Email blasts have been sent to every email on file, which currently out of 500 homes is 420. If we do not have your email on file you may be missing important communication that benefits you and your renters if you have tenants. Please contact us with your email if you have not been receiving these emails. In addition if there were an emergent situation with your home and we do not have a phone number or an email how will you know??

We also have been having extra Homeowners meetings geared towards New Homeowners to provide them with the in's and out's of living in Indian Ridge and hope to continue. Invitations to these meetings will be announced via email but are open to everyone and if you are interested in attending please let us know so that we can ensure that you are invited. Soon there will be a link with a copy of the Trailblazer in both English and Spanish on the webpage.

Pronto habrá un enlace a una copia del Trailblazer en inglés y español en el sitio web.

Entertainment

Starting this past September we have offered once a month or every six weeks some form of entertainment. So far we have offered 2 digital concerts, and the day before Halloween had family night with a Halloween movie. It is our intention to hopefully continue these offerings to all residents of the community. We will provide adult offerings one month and follow with family offerings the opposite month. Signs will be posted at all entrances the Monday before the offering for the following Saturday. Snacks and beverages are provided. Hope to see you there!!

