

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 2014

I'd like to welcome all of our new homeowners to our community and hope to see you at the upcoming General Membership Meeting in November.

I've received numerous calls regarding the Zip-Line that is located at the corner of Old Lake Wilson and Sinclair Road. I just want to let everyone know that your HOA Board has spent at least the last year discussing this project at board and general membership meetings.

We were involved from the beginning when the property was re-zoned from residential to commercial. If there was something we could have done to prevent it, it would have been done. The owners are doing their part to minimize any negative impact it will have on our community and we will continue to keep the lines of communication open with them. We will have a brief discussion on the subject at the meeting.

We have several board member openings to fill. If you have some free time and want to be involved in the community, please see the Election section on page 3. We are hoping to fill these positions with homeowners that can help with community events, the Trailblazer, social media, and general operations of the Board. Your input and time would be greatly appreciated.

I look forward to seeing many of you at the November 12th meeting.

Respectfully,

Lisa Molina-Saunders

Indian Ridge HOA Account:
\$ 26,817.96

Calendar

General Membership Meeting
November 12, 2014
7:00 p.m.

Children's Christmas Party
December 20, 2014
12:00 p.m.

Community Yard Sale
November 1st & 2nd



See something? Say something!

We are asking the residents of Indian Ridge to be pro-active and report any suspicious or unlawful activity to the Sheriff's Department, as well as the HOA. We need everyone's help to keep our neighborhood safe and free of criminal or unlaw-

ful activity.

Osceola Sheriff's Office Non-Emergency number is 407-348-2222. If you see drug activity you can call 407-348-1174 to make an anonymous report.

Community Project Updates

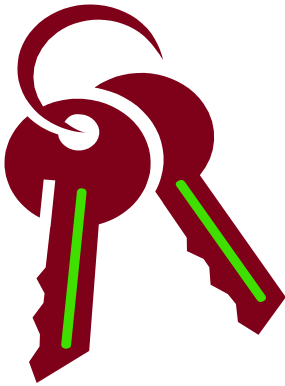
The long awaited repair and painting of the wall located at the back of the community along Connector Road has been completed.

Everyone who lives along the perimeter walls are required to maintain the inside of the wall. Those who have not painted the inside with the

approved color will be receiving notice that it needs to be completed. Thank you to everyone who has already completed their painting.

Rotted wood in the pool cabana area has been removed and replaced.

The Trailblazer



Pool and Tennis Court Keys

We are currently working on getting new keys for the pool and tennis courts.

The keys have not been changed for several years and this has led to many non-residents continuing to use our facilities.

We are also hoping to go to a more updated type of lock and key system which will allow us to make sure keys are deactivated once a resident or tenant moves out of the community.

The change will hopefully take place sometime in January which would give us plenty of time to distribute new keys before the summer.

Please keep an eye on the website as well as look for signage in the pool area communication board over the next few months.

We will also send out an email to members that have provided us with a current email address.

Please keep in mind that we are in the initial stages and will need Osceola County Management approval to spend the funds from the 2014-2015 MSTU budget.

We just want to make sure everyone is aware that we are in the process and to be prepared to get new keys.



Parking in Indian Ridge

Just a reminder to our residents that there is **no parking on the street or in the grass** as per our Deed Restrictions, as well as the Osceola County Ordinance 12-10.

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.

You can download a Parking Permit Request form at www.indianridgehoa.com/parking. It can be submitted via email, fax, or call to arrange a time to drop off the form and pick up the permits.

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

If you receive a citation, please don't call the HOA to ask how we can "get rid of the ticket" for you.

Fences and Sheds

Old sheds and fences in need of repair have become a growing eyesore in our community. These additions are an extension of your home. Please maintain them accordingly to avoid a deed or County Code Violation.

Sheds are not permitted without the approval of the HOA and are limited in type, material and size. Osceola County also requires you to pull a permit to have one installed.

Fences are also limited in height and type of material, as well as where they can be placed on your property and require a County Permit.

Please follow the guidelines in the Covenants and Restrictions to ensure that you are not in violation.

See a COUNTY CODE VIOLATION?

Code enforcement has been successful in getting boats/vehicles/etc off of the grass areas and is continuing their efforts to clean up the neighborhood. The HOA Board is also issuing Violation Notices to residents to make them aware of Deed Violations as well as County Code Enforcement Violations.

We would ask that you not only report violations to the HOA email, but to County Code Enforcement as well. You can reach them by calling 407-742-0200.

The Trailblazer

Deed Restrictions and Violations

LAWNS AND LANDSCAPING

Now that summer is over, it should be easier to keep up with mowing and trimming.

Keep in mind that the area behind fences and along sidewalks needs to be kept cut and edged. If the grass is growing over the sidewalk or over the curb in front of your home, please get that cleaned up as well as trim any trees or bushes that are interfering with

safe passage on the common sidewalks.

JUNK AND DEBRIS

Junk and debris stacked up in driveways or on the side of homes is a violation of the Deed Restrictions as well as a County Violation. Please keep the area around your home free of junk and debris.

SIGNAGE

Our deed restrictions do not allow any signage to

be placed on a property other than a "for sale or rent" sign, or a temporary sign for contractors who are doing licensed work on your property.

We are currently processing 75+ Deed Restriction Violations. If you receive one, please take care of the violation as soon as possible. For questions please email indianridgehoaviolations@gmail.com



Fall Community Yard Sale - November 1st & 2nd

The Community Yard Sale is advertised and a great way to not only to make a few dollars on unwanted treasures or acquire items you may need at a great price, but also a good time to get out and meet your neighbors!

The more residents who participate, the more successful it will be.

The advertised start time is 8am, but you can set up as early as you like!



Also keep in mind that the Osceola County Land Development Code has rules regarding "yard sales".

One of which states that they are **LIMITED TO ONE DURING EACH SIX (6) MONTH PERIOD, FOR DURATION NOT TO EXCEED THREE (3) DAYS.**

PLEASE DO NOT USE OUR EXISTING SIGNAGE TO ATTACH YOUR SIGNAGE TO, AND REMEMBER TO PICK UP YOUR SIGNS AFTER YOUR EVENT OR SALE

Board Member Elections

At the November 12th HOA General Membership meeting we will be holding elections for the 2015 thru 2016 calendar year. The meeting will be held at the Community Pool at 7:00pm.

This will be the election for 6 Board Members. If you are interested in becoming a board member, please

email your nomination to indianridgehoaelections@gmail.com. Board members must be owners and full time residents in good standing.

We will also take nominations from the floor the night of the meeting.

Keep in mind that only members in good standing will be able to vote at the meeting.

