



Date 9/19/2024

Reatta Ridge Owners Association

Pool Closing & Violation Notices

With the temp dropping and fall just around the corner, pool season is quickly coming to an end. Our pool will be closing for the season on Saturday October 6th at 6 PM.

Be sure to put your pool card in a safe location so that you can find it next year.

Also, we need your help, we are again seeing many lawns that are overgrown with weeds exceeding 10 inches in height. This makes our neighborhood look terrible and sending notices out takes a large amount of time and this is one of the reasons we are interviewing management companies. Unfortunately, the cost for handling the violations alone will be a large portion of the cost associated with hiring a management company that will be passed on to everyone in the neighborhood.

Currently we have six items that the board focuses on, and even at that we can't keep up with the number of notices that should go out at each inspection. Once we make the move to a management company, more will be expected as the management company will be including all the items as listed in the CC&Rs that everyone agrees to when you purchase or lease a home in our neighborhood.

The board would greatly appreciate your help in reducing the number of notices on these items.

1. **Trash & Recycle** – Our schedule for pickup is Thursdays, cans must be out by 7 AM, we allow cans to be out from Wednesday night – Thursday night. At other times they must be stored out of view behind the fence or in the garage. If your trash or recycle cans are visible from the street or sidewalk at other times, you are in violation.
2. **Yard and landscape** – must be maintained regularly, any grass or weeds over six inches in height are subject to violation notices. Please note that this includes the entire yard, front, back, and side yard. If you receive a notice for this, you will have a very short window of time to resolve this issue before additional action is taken which may include but is not limited to legal action or having the lawn mowed by our contractor and the cost plus a service fee back charged to your account.
3. **Parking** – We do not allow overnight parking of boats, trailers, RVs, inoperable/unregistered vehicles or any vehicle other than customary passenger vehicles. If you receive notice of this issue, you will have a short window of time to resolve this issue before additional action is taken which may include but is not limited to legal action or having the vehicle towed at your expense.
4. **No outside storage of items** within view from street. This includes any tangible items left in view from the street or sidewalk.
5. **Basketball Hoops** are not allowed to be left in view overnight.
6. **ACC Requests** - No construction or modifications are allowed to the exterior of your home or landscaping without prior approval by the ACC committee. Request may be submitted online at [Reatta Ridge – ACC Request – Reatta Ridge](#).

If you have any questions or concerns, please contact the board at board@reattaridge.org or leave a message at 940-242-1819.

Sincerely,
Reatta Ridge Board of Directors