



*A Publication for the Owners & Residents of
Royal Ridge*

Royal Ridge

COMMUNITY NEWS

ROYAL RIDGE HOA COMMUNITY NEWSLETTER

SEPTEMBER 2016

Community Improvement Project Update



Our Board of Directors recently signed a bank loan to fund important improvements in our community, and has met with three contractors in order to set the construction schedule. The improvements will include replacement of asphalt streets, a new gate communication system, and the installation of pavers at the front entrance.

Details of this project are below:

- **Work will begin after Labor Day with all asphalt work completed in four weeks**
- **The communication system and pavers will be installed two weeks after the asphalt work has been completed.**

There will be times during replacement and repair of the asphalt, that landscape watering will need to be shut off; trash pick up and mail delivery will be somewhat limited, and access to and from the community will be redirected. Homeowners will be given adequate notice before traffic pattern and sprinkler shut off occurs.

In advance of project construction, homeowners are requested to trim plants and trees extending onto the pavement and stop any over spray of sprinkler water onto the pavement.

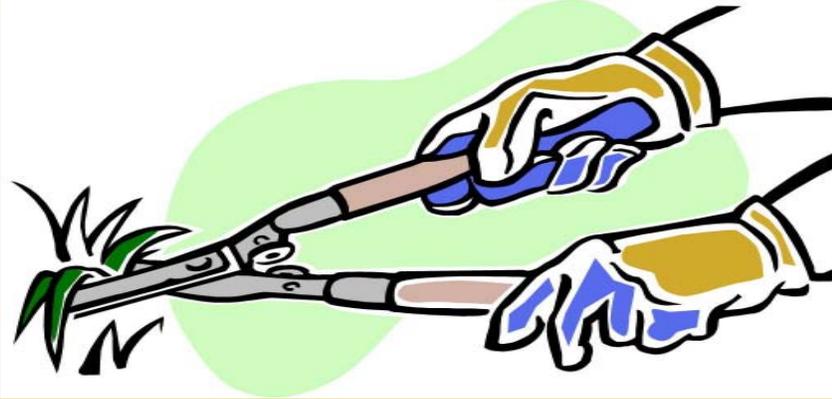
In order to avoid damage to the new asphalt, homeowners are urged to be careful when turning onto the asphalt for up to **six months after the new asphalt has been applied.**

More information will be provided as the project moves forward. Please visit the community website (www.royalridgehomeownersassociation.com) in order to take advantage of all the information and communication tools that it provides. Your cooperation during the improvement project is greatly appreciated!

Next Board of Directors Meeting

The Royal Ridge HOA Board of Directors meet on the 4th Wednesday of every other month. The next Board of Directors meeting is scheduled for August 30, 2016 at 6:00 p.m. at 367 South Royal Ridge, Anaheim Hills, CA

Landscape Reminder...



In order to keep our community looking its best, homeowners are asked to inspect your landscaping and remedy any areas that need attention. Specific attention should be focused on:

- Trim trees and plants and remove any that are dead in order to reduce the risk of an increased fire hazard.
- Plant new landscaping (trees/plants) where dead material has been removed in order to avoid soil erosion.

By working together, we can keep our community looking good AND safe!



Our Community Website

Homeowners are urged to take advantage of our community website located at www.royalridgehomeownersassociation.com. (entire address, do not google), Some of the features of the site include:

- Latest community news
- HOA rules and documents available; password is rr16Docs
- Contact information
- Email news alert sign-up
- Frequently asked questions about the community



Unoccupied Home

The Board of Directors is meeting with real estate consultants to discuss options in dealing with an unoccupied home located on Whitestone. The Board will continue to keep homeowners informed as soon as those options are determined.

Undeveloped Lots

Three lots on Ramsgate have remained undeveloped since the slide that occurred in the community 11 years ago. Recently, the Board of Directors and individual homeowners met with the Mayor of Anaheim and the City Attorney to discuss development of those lots. Homeowners will be updated on this issue as new information is received.

Management Contact Information

Royal Ridge Homeowners Association is professionally managed by Cardinal Property Management. Please send any requests to Cardinal. Please e-mail requests when possible and put Royal Ridge in the subject line.

Account Manager: Teri Brown, tbrown@cardinal-online.com

If you need to call Cardinal, please call the office at (714) 779-1300. Office hours are 9:00 a.m. to 5:00 p.m. Monday through Friday. We are closed from 12:30 p.m. to 1:30 p.m. for lunch.

Cardinal Property Management
825 N. Park Center Drive,
Suite 101
Santa Ana, CA 92705
www.cardinal-online.com
For after hours emergency assistance, please call:
(714) 459-0477