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04

PHASE III
and
TOWNHOMES
HOA
NEWSLETTER

The Ridge Runner

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The President's Corner

Residents of Rolling Ridge:

Welcome to Fall! Yes it's that time of year again; shorter daylight hours, cooler temperatures, apple cider, and colored leaves. Hopefully you have had a great safe summer enjoying yard work, gardening, and vacations.

I want to say thanks to all who participated in the first Rolling Ridge "Meet Your Neighbors Dinner" held at the Wynding Brook Golf Club on September 14. It truly was an opportunity to meet your neighbors, and I am sure all who attended will tell you of the great time they experienced making new acquaintances and renewing old friendships.

A big "Atta Boy" has to be given to Carol Henderson and Terry Lenig for their tireless efforts in organizing and coordinating this affair. Hopefully, you as residents will have other opportunities to participate in other events as they are scheduled.

If you are a walker, walking after the daylight hours, please make yourself visible wearing light colored clothing, carrying a visible flashlight, and walking on the sidewalks where available.

Be safe and enjoy the autumn season!

Respectfully,

John E. Shoop

President of Phase III Association. ☒

WELCOME TO THE NEIGHBORHOOD

Rolling Ridge is a friendly and growing community. If you see new neighbors out and about, make sure you stop and say hello to welcome them to the community.

Michael & Karen Miller
3 Ridgeview Court

**Clyde & Samantha
Custodio**
7 Chester Court
(under construction)

Mary Brumbaugh
21 Rolling Ridge Drive
(under construction)

Bicycle Laws and Safety Tips For Motorists

Submitted by: M Matt Krolikowski
(Rolling Ridge Resident and HOA Board Member)

BICYCLE LAWS

- 1.. Before passing, you must first assess if you can maneuver around the bicyclist. Be sure to check for oncoming traffic. Important! When passing, you must allow at least four feet between your vehicle and a bicycle for the vehicle to safely pass the bicycle. When safe to do so, it is legal to cross the center double yellow line if necessary to provide the required four feet when passing a bicycle.
2. Unless making a left turn, bicyclists traveling at less than normal speed must keep to the right side of the roadway when there is more than one lane marked for travel in that direction, and must travel in the same direction as the rest of traffic. Bicyclists may keep to the left on ONE WAY roadways.
3. When there is only one travel lane, bicyclists may use any portion of the lane to avoid hazards on the roadway, including a safe distance from stopped and parked cars.
4. No turn by the driver of a motor vehicle shall interfere with a bicyclist proceeding straight on a roadway or shoulder.
5. It is illegal to force a bicyclist off of the road. If you do this, you may face criminal charges.
6. While bicyclists are vehicle operators and are expected to obey all traffic laws, they may travel at less than the posted minimum speed and may not be cited for impeding traffic. Bicyclists may operate on a shoulder or berm, but are not required to do so.

SAFETY TIPS

1. When approaching or passing a bicycle, slow down to a safe and prudent speed.
2. After you have passed a bicyclist, do not slow down or stop quickly. Vehicle brakes are more powerful than a bicycle's, and you could be responsible for causing a crash.
3. Do not sound your horn close to bicyclists, unless you must do so to avoid a crash.

If you have some local news like someone's graduation, birthday, milestone anniversary, accomplishment, or perhaps an article that might be of interest to Rolling Ridge residents, contact the editor for inclusion in this newsletter.



LEAF PICKUP

The Borough of Milton will begin picking up leaves in the 1st Ward of Milton including Rolling Ridge on Monday, October 14th.

Leaves must be at the curb before 7 am on pickup day. The **ONLY** materials that will be collected are Leaves, Flowers, Garden Plants, and Grass Clippings (NO LIMBS OR BRUSH).

The materials may be loose or bagged, although it is preferred that they are loose. If they are bagged, the Borough will not empty the bags and return them to the property owner. The Public Works Department will continue this schedule until all the leaves are down or the first snowfall.

Rolling Ridge Facts

INFORMATION YOU MIGHT BE INTERESTED IN

1. Currently there are 101 single family homes and 62 townhomes for a total of 163, leaving 7 single family home lots left for sale. Of those lots, 3 have pending sales.
2. There are 22 acres of common ground including two playgrounds or “tot lots”, 3 detention ponds, 6 cul-de-sacs, walking trail that is both grass and macadam behind both townhomes & single family homes, and a large empty lot next to the Baptist Church.

DO YOU KNOW WHAT YEAR THE FIRST COVENANTS AND RESTRICTIONS WERE FILED IN THE COUNTY?

3. Covenants & Restrictions filed with County in August 1995 for Phase III Association and in September 1997 for the Rolling Ridge Townhomes Association.

DO YOU KNOW WHO THE FIRST SINGLE FAMILY HOMES WERE SOLD TO?

4. First single family homes sold was to John & Cara Boes in March 1996 at 10 Greenbriar and Brian & Debra Quinn at 4 Greenbriar in April 1996. John & Cara Boes still live in the development in Chester Court where they moved in 2006.

DO YOU KNOW WHO THE FIRST TOWNHOMES WERE SOLD TO?

5. First townhomes were sold at 36 & 38 Rolling Ridge Drive to Donna Misavage & Richard Fry and to Phil & Lorraine Waugh in October 1998. Donna Misavage still lives in her home. The next sales were the five units on Rolling Ridge Drive in 1999.

WHAT YEAR WERE THE TOWNHOMES AND SINGLE-FAMILY PHASE III HOA HANDED OVER TO THE HOMEOWNERS TO GOVERN?

6. In January 2004, John Fogarty turned the townhomes homeowners’ association over to the homeowners to govern, and in May 2005 John Fogarty turned the Phase III homeowners’ association over to the homeowners to govern.

WHAT YEAR DID THE HOA ACQUIRE AN ADMINISTRATOR?

7. Pat Young started as administrator handling all the records in the fall of 2003.

WHAT YEAR DID JOHN FOGARTY SELL HIS BUSINESS TO HAUBERT HOMES?

8. John Fogarty sold his business to Haubert Homes in the late fall of 2005.

WHO WAS THE FIRST PHASE III EXEC. BOARD PRESIDENT?

9. First Executive Board for Phase III consisted of, Bill Seibert(PRESIDENT), Dean Ransom, Bob Sheatler, Chris Wolfe, Ken Aunkst, Bob Crawford, Wally Grier, Bonnie Vincent, and Denny Waldron.

WHO WAS THE FIRST TOWNHOMES EXEC. BOARD PRESIDENT?

10. First Executive Board for Townhomes consisted of Wayne Gartzke (PRESIDENT), Perry Berger, Nadene Dietrich, Lorraine Waugh, John Fogarty, Lora Morningstar, and Bob Sheatler.

Rolling Ridge Meet Your Neighbors Night

On Saturday, September 14, 2013 at 6:00 pm 35 residents from Rolling Ridge gathered at Wynding Brook Golf Club, Milton for dinner, and to perhaps make some new friendships with residents they haven't met before.

It was a wonderful evening, starting with a bruschetta appetizer, house salad, then on to the main course, a choice of *Chicken Cordon Bleu*, *Fresh Salmon Fillet*, or *Vegetable Lasagna*. Topping off the delicious meal with vanilla ice cream with chocolate sauce or Rainbow Sherbert for dessert.

The tables were decorated beautifully in a fall motif by Diane Shoop and music was provided by John Shoop. Intermittently throughout the evening door prizes were given out by Terry Lenig and myself (Carol Henderson) the event coordinators.

A big thank you to all that attended this event. Your kind remarks during the evening on how much you enjoyed the event was truly gratifying to both Terry and myself, and made all the time and effort we both put into this evening throughly worth it!













ANY work done on the outside of your home such as adding landscaping, sheds, patios, decks, etc., must be approved by the ARC committee.

For single family, contact Tom Lang

For townhomes, contact Pat Sheatler

***If you do the work without approval,
you are in violation of the covenants and restrictions.***

For all your real estate needs, whether you are buying or selling, please give Rolling Ridge resident Terry McLaughlin of Villager Realty a call 523-3244 - office or 490-1002 - cell.