



Indian Ridge Community Quarterly

April 2020

Issue 12, Spring 2020

In This Issue:

Health & Safety Concerns

HOA and PUD Committees

Boards and Committee Members

HOA or PUD?

Pool and Restroom Closures

Cars, Carts, Pedestrians, Canines

Coyotes and Community Cats

Gate Access, Patrol & Security

Sirit Tag Protocol

Trash Disposal

Frontier Cable/Internet

Maintenance Service Requests

Remodeling or Updating Property

Online Access to Information

Community Directory

STAYING HEALTHY AND KEEPING A DISTANCE

MESSAGE FROM THE GENERAL MANAGER

Dear Indian Ridge Homeowners:

We are “here for you” even though our office doors are closed temporarily to in-person visits. Like you, we are closely monitoring federal, state, county and city guidelines about how to stay healthy, safe and sane amid the ever-evolving COVID outbreak. In adhering to “social distancing” recommendations, Board and Committee meetings are being conducted remotely through the GoToMeeting conferencing platform; meetings with office staff are by teleconference only; and emailing or faxing information to the Administration office is the preferred communication method. Please bear with us as we navigate the mandates and restrictions imposed because of COVID-19.

Many of our residents have already left the Desert; some are staying longer than usual depending upon the health alerts/quarantines in their home states. Anyone who has ventured into a grocery store has had a rude awakening about hoarding practices. COVID-19 shopping patterns provide a stark forecast of what we might face during an earthquake or other natural disaster. In keeping yourself healthy during this uncertain time, please also take stock of how you might prepare your household for supply chain disruption during an earthquake. Have essential supplies for at least two weeks and have an automatic gas shut off valve installed at your home.

Stay healthy, and thank you for your patience.

Jeri L. Mupo
General Manager
Indian Ridge Homeowners Associations

**MORE ABOUT HEALTH & SAFETY CONCERNS:
EMERGENCY PREPAREDNESS COMMITTEE
RECOMMENDATIONS**

HOA Board of Directors

**Jim Loeb, President
Dianne Knapp, Vice President
George Bers, CFO
Steve Heiferman, Secretary
Joel Mark, Director
Dan Newell, Director
Lynette Tranbarger, Director**

**This Quarter's
HOA Board Meetings:
April 29 at 1:00 p.m.
May 27 at 1:00 p.m.
June 24 at 1:00 p.m.**

**Administration Office
Conference Room
173 Rainbird Circle**

Or by GoToMeeting

PUD Board of Directors

**Doug Lindal, President
Michael Sacks, Vice President
Jack Kane, CFO
Jan McDonald, Secretary
Jeff Halpern, Director
Catherine Krueger, Director
David MacFarlane, Director**

**This Quarter's
PUD Board Meetings:
May 5 at 9:00 a.m.
June 2 at 9:00 a.m.
July 7 at 9:00 a.m.**

**Administration Office
Conference Room
173 Rainbird Circle**

Or by GoToMeeting

Emergency Notice for Fulltime and Summer Residents

During the summer months a majority of the residents in Indian Ridge will be residing at another home or might be travelling to avoid the heat. The Indian Ridge Emergency Plan will not be fully functional during the summer due to the lack of summer resident volunteers willing or available to assist in implementing the plan. For this reason, and because it is highly unlikely that police, fire, and ambulance services will be available should an earthquake occur, it is vitally important that summer residents acquire supplies to be self-sufficient and know how to support one another.

If you will be summering over in Indian Ridge, the Emergency Preparedness Committee strongly recommends that you do the following:

Review a copy of the Indian Ridge Emergency Preparedness and Response Manual (available in hard copy at the HOA office and on line at the Albert Management website). This manual identifies which Buddy Group your home has been assigned to, details where to go to get help in Indian Ridge in a disaster and contains valuable information about stockpiling emergency supplies and providing first aid to humans and pets.

Identify fulltime residents in your Buddy Group who will be residing in Indian Ridge during the summer and let them know that you will be on-site too. In an emergency your job is to try to account for the residents who reside in the homes in your Buddy Group. If no one in your Buddy Group is fulltime, make plans with fulltime Indian Ridge friends to contact and support each.

Know the location of your nearest Emergency Communications Center (ECC) and the Emergency Operations Center. The EPC is located on Club House Way. Following a disaster, you should first meet up with your Buddy Group and then send a representative to your nearest ECC to report out and seek help if needed. ECCs are now located at pools **5, 9, 13, 14, 17, 22, 25, 27, 29, 31, 33, 35, 38**. Please note that additional ECCs have been added since the Indian Ridge Emergency Manual was published. The map bound in the manual is now out of date.

Stockpile emergency food, plenty of water, and a tarp or shade canopy for use if you are unable to shelter in your home or need to get out of the hot sun.

Purchase a first aid kit. The Indian Ridge Emergency Manual can guide you in providing medical care to loved ones and pets

Let a full time Buddy Group member or friend know if you have a pet so they can provide assistance to your pet if you are not home when disaster strikes.

Know where local emergency cooling stations are located in the event of a power outage. In Palm Desert, community emergency cooling stations are located at the Joslyn Center (73-750 Catalina Way), the Palm Desert Community Center (43-900 San Pablo Ave), and the Palm Desert Library (73-300 Fred Waring Drive).

It is **also highly recommended that all homeowners install an automatic gas shut off valve** that will shut down the gas to your home in an emergency. It could take only one home catching fire to burn down the entire community. The \$450-\$850 it will cost to install a shut off valve is a small price to pay to protect your investment in your home. While the EPC and Boards do not, for liability reasons, endorse or recommend a vendor, know that Ben's Plumbing is offering a discounted community rate for Indian Ridge residents. If interested, contact Ben's Plumbing in Palm Desert directly. Questions or concerns: Catherine Krueger, Chair, Indian Ridge Emergency Preparedness Committee. kruegercath@gmail.com.

YOUR HOA & PUD COMMITTEES WELCOME YOUR PARTICIPATION

If you attended the HOA and PUD Annual Meetings at the Clubhouse last month, you heard about the important work and projects the Indian Ridge Homeowners Associations' standing committees have undertaken. HOA and PUD Committee members are integral to maintaining and improving the Indian Ridge Community. Please participate on one of the Committees specific to the HOA and PUD or Joint Committees combining HOA and PUD members. Do not let your absence during the "away season" discourage you from volunteering as a Committee Member. There are no meetings held in August, and "virtual" attendance at meetings is commonplace or even de rigueur, at least for now. If you're not familiar with our many committees, here's a summary:

The PUD and the HOA Architectural Committees strive to maintain the architectural standards and conformity which exists in our community. The Committee also works to ensure that the harmony of external design complements the existing design of the community, while also trying to encourage the residents to update their homes. The PUD encourages new landscaping, garage doors, driveways, walkways, entry gates and patio areas. The HOA Architectural Committee meets on the third Tuesday morning at 9:00 a.m. and the PUD Architectural Committee meets on the second Tuesday afternoon at 2:30 p.m. of every month.

Finance Committee members are responsible for working with Management to establish the annual Operations Budget and gain approval for the yearly budget. The Committees review the finances of the HOA and the PUD, respectively, and make recommendations to the Boards. The Chairperson typically provides a monthly financial summary to their Board of Directors.

The HOA Landscape Committee assists the Board of Directors by monitoring all landscape and pest control matters and providing gathered information for review and evaluation by Management and the Board. Their goal is to maintain the highest standards of landscape excellence, by ensuring that landscape maintenance is performed per specifications and on a timely basis as scheduled, in order to preserve and enhance the beauty of the HOA community. This Committee meets on the first Wednesday morning of each month at 8:15 a.m.

The PUD Landscape Committee monitors and makes recommendations regarding maintenance, appearance, and quality of PUD Common Area Landscape in conjunction with Management and on behalf of the PUD Board of Directors. Their goal is to maintain high standards of landscape excellence and ensure the landscape maintenance is performed on a timely basis as scheduled or needed, in order to preserve and enhance the beauty of the Indian Ridge PUD. The Committee meets on the second Tuesday afternoon of each month at 1 p.m.

The Joint Emergency Preparedness Committee (EPC) is responsible for emergency planning and preparation and community education. Resident volunteers are needed to serve in an emergency as radio operators (simple training provided) and medical team members (those with current or former first aid or medical training). The EPC meets monthly on the penultimate Tuesday afternoon at 1 p.m. To volunteer to support Indian Ridge in an emergency or to find out more about automatic gas shutoff valves, contact Catherine Krueger, Emergency Preparedness Committee Chairperson, kruegercath@gmail.com, 206-972-9484.

The Joint Security and Safety Committee discusses safety issues within the community and makes recommendations to the Boards on their findings. The Committee is focused on speed enforcement alternatives in both the HOA and PUD. The Committee reminds Indian Ridge residents to be aware of securing your own property and reporting any suspicious activity to either our Security Staff and/or the Riverside County Sheriff's Department. This Committee meets on the first Thursday afternoon of each month at 2 p.m.

The Joint Community Planning Committee (CPC) is charged with the investigation and the development of formal recommendations to the Boards of Directors of each of the three parties, the HOA, the PUD and the IRCC, concerning long-range plans and shorter-term actions to improve the overall economic and social well-being of the Indian Ridge Community. Meetings take place November through May on the second Monday afternoon of the month at 2 p.m. **Thank you for your amazing participation in our recent SurveyMonkey poll - we had 740 homeowners respond! The CPC promises a full review process.**

2020-2021 HOA & PUD BOARDS OF DIRECTORS AND COMMITTEE MEMBERS

HOA Board of Directors

Jim Loeb, President
Dianne Knapp, Vice President
George Bers, Chief Financial Officer
Steve Heiferman, Secretary
Joel Mark, Director
Dan Newell, Director
Lynette Tranbarger, Director

HOA Architectural Committee

Thomas Knapp, Chair
Bonnie Fox
Stanley Kravitz
Sharon Severson
Lynette Tranbarger, Board Liaison

HOA Landscape Committee

Sharon Severson, Chair
Kathie Latting
Dan Newell (Board Liaison)
Judy Newell
Patti Thinger
Lynette Tranbarger

PUD Board of Directors

Doug Lindal, President
Michael Sacks, Vice President
Jack Kane, Chief Financial Officer
Jan McDonald, Secretary
Jeff Halpern, Director
Catherine Krueger, Director
David MacFarlane, Director

PUD Architectural Committee

Jeff Halpern, Chair
Jackey Gray
Allen Bauman
Barbara Koch
Peter Steinman

PUD Landscape Committee

Patrick Corasiniti, Chair
Steven Doyen
Cyril Honz
David MacFarlane (Board Liaison)
Cheryle Nesbit
Ginny Rowlette
Roger Cruickshank

HOA Finance Committee

George Bers, Chair/Board Liaison
Steve Heiferman
Jim Katz
Larry Hart
Jerry Pusch
Lauri Siskind

Financial Review Subcommittee

Doug Lindal
Jack Kane
Howard Fox

Joint Emergency Planning Committee (PUD and HOA)

Catherine Krueger, Chair
Penny Englert
Philip Faraci
Paul Fishman
James Gottesman
Joe Heinz
Paul Hinkes
Tony Lord
Mike Pascavage
Peter Steinman
Johnny Walz
Jan McDonald, PUD Board Liaison
Jim Loeb, HOA Board Liaison
Roger Rowlette, Club Board Liaison

Joint Security and Safety Committee (PUD and HOA)

Pat Martin, Chair
Ron Anderson
Rod Englert
Steve Heiferman
Luis Ochoa
Kenneth Raya
Tony Stevens
Jim Loeb, HOA Board Liaison
Doug Lindal, PUD Board Liaison
Bob Glast, Club Board Liaison

Joint Website Committee (PUD and HOA)

Dianne Knapp Doug Lindal
Jan McDonald Sharon Ochoa

Joint Community Planning Committee (PUD, HOA, IRCC)

Tom Obenberger, Chair
Dianne Knapp
David MacFarlane
Joel Mark
Sharon Ochoa
Michael Sacks
Tim Schruth

Joint Maintenance Review Committee (PUD, HOA, IRCC)

Ted Blatt, Chair

Steve Doyen Neil Kerr

Ron Katz Lon Mickelson

Joel Mark, HOA Board Liaison

Jan McDonald, PUD Board Liaison

Steve Larson, Club Board Liaison

HOA OR PUD?

What's a CID, HOA, PUD? Condominiums and Planned Unit Developments are the two most common forms of Common Interest Developments in California. A Common Interest Development ("CID") is descriptive not only of a certain type of real estate and form of home ownership, but also of a lifestyle.

Indian Ridge is described as a master-planned golf course community consisting of a country club and two homeowners' associations, the Indian Ridge Homeowners Association ("HOA") and the Indian Ridge PUD Homeowners Association ("PUD"). So now that we have our CID, HOA and PUD acronyms sorted, let's break out their relevant context.

A CID allows individual owners the use and common ownership of private residential property and provides for a system of self-governance through an association of the homeowners within the CID. The association controls use of the common property; and the governing documents establish the procedures for governing the association, the rules which owners must follow in the use of their individual lots or units as well as the common properties, and how owners are assessed to finance the operation of the association and maintenance of the common properties.

The terms *Condominium* and *PUD* refer to *types of interests* in land, not to physical styles of dwellings. The owners of a unit within a typical Condominium project own 100% of the unit, as defined by a recorded Condominium Plan, in addition to a fractional or percentage interest in all common areas of the Condominium project. The owners of a lot within a PUD own the lot which has been conveyed to them as shown in the recorded Tract Map or Parcel Map, and the structure and improvements thereon. In addition, they receive rights and easements to use in common areas owned by another, frequently a homeowner's association, of which the individual lot owners are members.

The above are basic descriptions and should not be considered legal definitions. For more information, see <https://www.clta.org>.

The Indian Ridge Homeowners Association (HOA)

The HOA consists of 467 homes and 21 pools in the northerly half of the community. These homes are developed as condominiums and are governed by the Indian Ridge Homeowners Association. Homeowners within the Association pay dues based on the Unit's product type. Specific items paid for out of the assessments include, but are not limited to:

- ✓ Maintenance and replacement of common area landscaping inside and outside the perimeter walls around Indian Ridge
- ✓ Insurance including earthquake on structure of Units
- ✓ Maintenance of common area pools and spas
- ✓ Maintenance of all interior streets
- ✓ 24-hour security
- ✓ Cable television and Internet service
- ✓ Trash and recycling collection

- ✓ Exterior painting and roof maintenance on Units
- ✓ Maintenance of all private yard areas
- ✓ Tree trimming in all private yard areas
- ✓ Water and electricity of all private yard areas
- ✓ Maintenance of sprinkler system of all private yard areas
- ✓ Exterior pest control of Units (Limited common use areas are Homeowners' responsibility.)

Indian Ridge Planned Unit Development Homeowners Association (PUD)

The PUD Association consists of 601 individually deeded lots and homes and 17 pools in the southern half of the community. These homes are governed by the Indian Ridge PUD Homeowners Association. Homeowners within the PUD Association own and are responsible for their individual lots, homes, and improvements. PUD homeowners pay dues to the PUD Association, which are used for the general purpose of preserving and operating the Association and for promoting the creation, health, safety, welfare, common benefit and enjoyment of homeowners, for services which include:

- ✓ Maintenance and replacement of common area landscaping inside and outside the perimeter walls around Indian Ridge
- ✓ Maintenance of common area pools and spas
- ✓ Maintenance of all interior streets
- ✓ 24-Hour security
- ✓ Cable television and Internet service
- ✓ Trash and recycling collection

The HOA and PUD Associations cooperate and share expenses on various matters of mutual interest, including security and guard service, management and administrative offices.

Interested in attending a "New Homeowner" orientation? Email Jeri Mupo, General Manager, at gm@irhoa.com to be included.

POOL AND POOL RESTROOM FACILITIES CLOSURES

We don't need to tell you that these are not "normal" times. The County of Riverside has mandated that all shared pools, spas, and restrooms be closed to the public, and we have done so.

Under normal circumstances, all pool and spa heaters would currently be on for Spring Break until April 30th, after which time all heaters would be turned back off unless a homeowner has requested that a given pool be kept on for a specific period of time (HOA pools on rotation are excluded). We'll be excited to notify you once we are permitted to re-open the facilities. In the meantime, pools and spas will be maintained, but not heated. Please report an issue to the Facilities Department by email to: melissa@irhoa.com.

CARS, CARTS, PEDESTRIANS AND CANINES

The HOA and PUD Boards of Directors take speeding and stopping at stop signs seriously.

Please respect STOP signs and the Community speed limit of 20 MPH; the multiple signs throughout the Community won't let you forget that. The new reflective face plates will remind you to STOP when

it's dark. Rolling through a stop sign? Cameras are recording your license plate. The speed dollies remind you of your speed and capture your license plate as well, enabling the Administration office to notify you when you have exceeded the speed limit. Please don't wait for a "Courtesy Notice" or a "Hearing Notice" or imposition of a fine. Just slow down, and Stop! You too, golf cart drivers. Golf Carts do not have the right of way and must yield to cars on the road. **Every homeowner-owned golf cart in Indian Ridge should have a 4-digit decal affixed to its roof, issued by the Administration office at no charge.** Speaking of golf carts, children are not permitted to operate them. The operation of any vehicle on Association property requires a current license or permit.

Vendors with Sirit Tags are now issued a decal, affixed on their back window, for identification purposes. Notice speeding or improper parking? Report the decal number to the Main Gate or to Joe Rice, Community Services & Facilities Manager at (760) 772-7234 or to joe@irhoa.com.

Pedestrians should walk close to the curb, not in the middle of the street. Wear brightly colored clothing and/or reflectors at night so you can be visible to oncoming traffic.

Dogs are not allowed in the pool areas, nor are "doggy bags". Please carry your own plastic bag to clean up after your pet and throw the bag into your own trash receptacle (not in a neighbor's, not at the curb, not in a pool area). Most of our residents are responsible pet owners – every pet owner should be. Included in this is keeping your dog controlled on a leash in the common area and being respectful of your neighbor's green grass.

COYOTES AND "COMMUNITY" CATS

There have been numerous "coyote sightings" this season. Experts recommend keeping your dog on a 6-foot (not retractable) leash; avoiding areas known to have coyote activity, and not walking your dog at sunrise and sunset hours. Be aware that coyotes are more active in the spring, when feeding and protecting their young. If followed by a coyote, make loud noises and stand tall and assertive; do not run or turn your back.

Homeowners have reported seeing a sick coyote in the community. The association has purchased a trap to try and capture it and Animal Control said they would remove it when caught.

Indian Ridge has a population of "community" cats, ownerless stray or feral cats who live outdoors. Both dry and wet cat food have been found in pool locations, creating a health and safety issue in pool areas and attracting other wildlife such as coyotes and rodents. We urge you not to feed the community cats. Please call Sharon Ochoa at (949) 395-8303 or email her at sharonochoa@gmail.com for information about the Indian Ridge Trap, Neuter, and Return (TNR) program. Let Sharon know where you see kittens, as these young cats are adoptable.

IMPORTANT GATE ACCESS, PATROL AND SECURITY REMINDERS

Thank you for your vigilance in helping to keep our Indian Ridge Community safe. Remember to:

Keep your permanent guest and vendor list updated. Purge vendors you no longer use immediately so they cannot access the property using your name and address. You can do this online at www.gateaccess.net or by calling the Main Gate at (760) 772-7240 or the Administration Office at (760) 772-7234 during business hours. Please advise your guests that motorhomes and trailers are not allowed to be parked overnight in the Indian Ridge Community.

Ensure that you designate vendors as *vendors* (people who do work at your home) and *not guests*. Otherwise you will be responsible for the vendor that you have designated as a guest. Keep your doors locked and/or set your alarms, even when you are home and *especially* while you are sleeping. Placing a security bar in your sliding door is always a good idea. Lock your vehicles and do not leave items in plain sight, especially anything valuable.

Please report any suspicious activity you see to the Main Gate at (760) 772-7240, such as someone tailgating through the gates, going through mailboxes, and anything else that seems out of place. It is always better to err on the side of caution.

“CHECK, PLEASE” – SIRIT TAG PROTOCOL

The Management Office *does not accept cash or credit cards*. Please bring a check or money order payable to “Indian Ridge” when purchasing a new Sirit Tag. We are currently looking into options for the ability to accept debit and credit cards. New homeowners may be issued two Sirit Tags free of charge, and there is no charge for renewing Sirit Tags. Replacement Sirit Tags or Sirit Tags for new vehicles cost \$20 (\$25 for Vendors). Sirit Tags need to be renewed every three (3) years. If your Sirit Tag was issued in 2017, please check your expiration date! The 5-digit number on your passenger side headlight’s Sirit tag identifies you and your vehicle model and make in the Administration Office’s records.

To renew your Sirit Tag, please bring in your current vehicle registration and proof of insurance or email or fax the information to us. If you no longer drive the vehicle that has been registered with the Office, please inform us so that the corresponding Sirit Tag may be disabled. Verify your expiration date and sign up for automatic email reminders by calling Valerie at (760) 772-7234 Ext. 223 or emailing customerservice@irhoa.com.

TRASH DISPOSAL

Trash pick-up day throughout the Indian Ridge community is on **Mondays**. Homeowners may subscribe to Burrtec’s curbside service (“Pull Out Yard Service”) at approximately \$11.00 per month, whereby the trash collector will pull your bin(s) from your side enclosure and return them after emptying them. Contact Burrtec at (760) 340-2113 or at customerservice@burrtecdesert.com for more information.

Per the Associations’ Rules and Regulations, the dumpster is for household trash overflow only. We believe contractors working on homeowner projects are dumping trash. Architectural approvals and the Rules and Regulations require that, “*All trash and debris generated from improvements shall be disposed outside of the Association.*” The Associations have been fined thousands of dollars for hazardous waste dumping. Please remind your vendors not to use the dumpster. Improper use is expensive to you.

In order to dispose of large, bulky items that do not fit in the regular trash bin, residents can contact Burrtec at (760) 340-2113 to schedule a Bulky Item Pick-up. Place up to four items at the curb by 6:00 a.m. on your regular trash day. This service can be used weekly and is offered at no charge to residents. Homeowners can also dispose of E-Waste (old televisions, computer monitors, other electronic devices with a plug or circuit board) by contacting Burrtec at least 48 hours in advance of their regular service day to schedule a Bulky Item Pick-up. Residents may also drop off small E-Waste to Burrtec’s Recycle Center located at 41-800 Corporate Way (behind the Hovley Post Office in Palm Desert), Monday through Friday, from 9 a.m. to 4 p.m., excluding holidays. Please bring your printer ink, toner cartridges and small household batteries to the Administration Office for recycling.

Household Hazardous Waste (HHW) includes products used to clean your home or chemicals that are considered fuel. They require special handling at the disposal facility and should NEVER be placed in the regular trash or recycle bins.

The following are examples of HHW:

- All acid based chemicals
- Ethylene glycol
- Old gasoline, kerosene, paint strippers, and lamp oil
- Latex and oil-based paints (unless you let the paint harden in cans and then dispose of in the regular trash bin)
- Household cleaners
- Used oil and oil filters
- Fertilizers
- Pesticides and herbicides
- Auto batteries
- Small quantities of mercury
- Other flammable household liquids

Residents are encouraged to use the Curbside HHW Collection Program by contacting Burrtec at (760) 340-2113 or their website to schedule a pick-up. Simply place the materials in a secure location not accessible to the general public until collection day. Collections are limited to four (4) per calendar year, and items cannot exceed 15 gallons or 125 lbs. per pick up. Smaller items must fill a 13"x15" box (mixed materials acceptable) to be eligible for pick-up. **NOTE: Explosives, radioactive, or biomedical waste are not acceptable** (for information on sharps disposal click here).

FRONTIER CABLE/INTERNET

Our FiOS® by Frontier® contract entitles homeowners to high-speed broadband with FiOS Internet 100/100 Mbps, the “Ultimate” channel lineup (over 370 channels including Pac 12 Network and Tennis Channel), 1 wireless Router, 1 HD Set Top Box, 1 HD DVR, and 1 Digital Adaptor as part of their monthly assessments. The contract does not include telephone service. New residents incur an \$80.00 activation fee to establish new service.

When you call Frontier at the dedicated bulk customer service number, (844) 660-0648, verify that you are receiving the “Indian Ridge” customer package benefits, as described above. It is important that you reach the Bulk Services center at (844) 660-0648, option 2, *not* the 800 number that appears on your bill. *The “retail” 800 number service desks do not have access to Indian Ridge contract and account information.* The Bulk Services operation hours are Monday – Friday, 5 a.m. to 6 p.m. PST and Saturday 5 a.m. – 5 p.m. PST (no Sunday hours). Have your Frontier account number and the 4-digit PIN which appears on your Frontier bill available.

Be alert to any “beeping” sounds coming from the Verizon/Frontier equipment box located in the garage or an enclosed outdoor area where the trash cans, electric meter, and gas meter are located; this is indicative of a failing and ready to be replaced back-up battery in the Frontier equipment. If you do not have telephone service through Frontier, or if you do not need voice service during a power outage, you may disconnect the battery.

MAINTENANCE SERVICE REQUESTS

Please report landscape issues to the Administration Office. The Community Services and Facilities Department tracks and resolves service requests that are called in or emailed to us. If you report a problem directly to the landscape staff, your communication may not be conveyed accurately or thoroughly. For questions or concerns regarding landscaping or another maintenance issue, please email melissa@irhoa.com, or phone the office at (760) 772-7234 Ext. 224. In addition, please phone or email us (or the Main Gate, if after hours) if you observe broken sprinkler heads or excessive water run-off.

REMODELING OR UPDATING YOUR PROPERTY

If you are considering any exterior upgrades to your home, please consult with Doris Urbina, Architectural and Compliance Manager, for any projects that may require Architectural Committee approval (architectural@irhoa.com; (760) 772-7234 Ext. 229). Doris will answer your questions and guide you through the process. Please do not assume that your contractor has obtained approval for you. Per your CC&Rs, you, as the homeowner, are responsible for submitting the necessary paperwork and securing approval before starting any project. Doris must receive your application 10 days prior to the next scheduled Architectural meeting.

Just a few of the items that require prior approval from the Architectural Committee include:

- Yard and Courtyard Decorative Items or Art Objects
- Windows and Garage Doors
- Courtyard Gate Entry Doors Modified to Contain Pets
- Placement of Air Conditioning Units

Four new paint schemes have just been introduced to our current paint palette. Please call or email Doris for details on these new colors.

ONLINE ACCESS TO INFORMATION: www.indianridgecc.com

Indian Ridge Homeowners may now go to www.indianridgecc.com for one-stop access to all things Indian Ridge. Click on “HOA” at the Indian Ridge Landing Page to gain access to the HOA and PUD calendar, important documents and forms, to view your account activity and work order status, and to access important Emergency Preparedness information, among other things.

Two email addresses per household may be registered with the Administration office for distribution of important information about your Indian Ridge Community. Find the “Email Distribution Form” on the Caliber portal, email Shannon Abner at officemanager@irhoa.com for the form.

You can provide alternate addresses to the Administration Office for mail. Please contact Shannon Abner at officemanager@irhoa.com for details.