



Lake Ridge Meadows

Homeowners Association, Inc.

Dear Homeowner,

Welcome to Lake Ridge Meadows! We hope you'll find our community to be welcoming and friendly, and that your neighbors will become friends. We realize you may have a few questions about the neighborhood, so we put together this packet to help answer your questions and give you information we think you'll find important and beneficial.

MANAGEMENT:

Lake Ridge Meadows is administrated by CAM (Community Association Management) as well as the HOA Board of Directors. Should you have any questions or concerns, feel free to reach out to our HOA president, Randy Tallen at rgtallen83@gmail.com or our CAM representative, Cassie Durham, at cassiedurham@camkc.com. She may also be reached at 913-738-9600 ext. 225.

HOMEOWNER'S ASSOCIATION (HOA):

Lake Ridge Meadows is governed by a Declaration of Covenants and Restrictions (DCCR's), Architectural Review Board (ARB), and a set of Bylaws with which every homeowner should become familiar. The DCCR's ensure that properties are well maintained and provide uniform standards for the neighborhood. This information, as well as an ARB application may be found on the website, www.lakeridgemeadows.org

HOA MEETINGS/ANNUAL MEETING/ANNUAL DUES:

Homeowners are welcome to all quarterly HOA meetings and are encouraged to attend the annual meeting each September. Meetings are held at 6 p.m. on the second Thursday of the first month of the quarter at Woods Chapel United Methodist Church on Lakewood Way. Annual Association Dues are due on December 1. CAM has recently added a payment portal for your convenience as well as monthly payment options. Please visit www.CAMKC.com for more information. Dues may be paid anytime in advance of December 1 if you wish to pay early.

WAYS TO CONNECT:

Website: We have a neighborhood website where you'll find helpful information along with the DCCR's, By-Laws and Architectural Guidelines. Please visit www.lakeridgemeadows.org. If prompted for a password, please contact Cassie Durham.

Facebook: We have a neighbor who facilitates a Facebook page “The Real LRM” where you can find neighborhood announcements. For information on surrounding neighborhoods, you can also join “The Real Ridges” for area information shared from several neighborhoods surrounding ours.

Neighborhood Watch: This is a valuable resource in partnership with the Lee’s Summit police department to provide updates regarding safety concerns, crime reports and other important information. By providing us your email, our neighborhood liaison, Kathie Jordan will send you these updates.

NextDoor.com: This private online network allows neighbors to share community events, concerns, recommendations or items for sale. www.nextdoor.com/join (Lake Ridge Meadows)

LS Connect: Download this free app to get updates and information regarding Lee’s Summit.

MAINTENANCE FAQ's:

As a new homeowner, no doubt you’ll want to put your personal touches on your home. Here are a few of the most frequently asked questions. **Additional restrictions may apply so refer to the website for full information.** In addition, you may always feel free to reach out to the Board or to CAM if you need additional information.

PAINT/SIDING:

- 1) I want to paint my house. Do I need approval? **YES.** There is a list of approved colors which may be found on the website. In addition, you will need to complete an ARB application and submit to the ARB Committee or to CAM and receive approval before starting the work.
- 2) I need to touch up/repaint my house. Do I need approval? **NO,** as long as the original paint color approved and the area to be repainted is not more than 100 square feet.
- 3) I want to paint my door a different color than what is listed. Do I need approval? **YES.** Please provide a sample of the color you would like to paint your door, along with an ARB application. You must submit it to CAM and receive approval before the work starts.
- 4) I want to put vinyl siding on my house. Do I need approval? **YES.** Siding colors must be chosen from the approved list of paint listed on the website. You must submit an ARB application along with a sample of the proposed siding to CAM and receive approval before starting the project.
- 4) I have wood rot. Do I need to get approval before repairing? **NO,** as long as you are staying with the same materials and color previously approved, and the area is less than 100 square feet. If it is more you will need to submit an ARB and get approval before starting the work.

ROOFS:

- 1) I'm replacing my roof. Do I need approval? **YES**. All roofs must be laminate shingles with a minimum 30-year warranty and must be weathered wood. Please submit an ARB application along with a sample of your roof material/color and get approval before starting the project.
- 2) I need to repair or replace shingles or a section of my roof. Do I need approval? **NO**, as long as the roof was previously approved.

FENCING/DECKS:

- 1) I want to put up a fence. Do I need approval? **YES**. Please refer to the ARB guidelines on the website, Lakeridgemeanows.org for a complete description of approved materials and specifications.
- 2) I want to replace or stain my deck. Do I need approval? **YES**. In addition to an ARB application, stain colors must be approved by the ARB committee.
- 3) Sheds are prohibited.

WINDOWS:

I want to replace my windows. Do I need approval? **YES**. Vinyl windows must be white or off-white.

HARDSCAPING:

Do I need approval? **YES**. Patio extensions, driveway extensions, pergolas, fire pit designs, waterscape designs, and landscaping involving natural stone, pavers, brick, tile, concrete or any similar hard materials must be submitted to the ARB Committee for approval. An application and sketch showing the landscape design, drawn to proportion and showing the house and property lines, should be submitted. The drawing should also include placement of plants/trees/shrubs, if any. Homeowners are permitted to trim existing trees without an ARB application.

SATELLITE DISHES:

While the FCC regulates satellite dishes not exceeding 1 meter (39") in diameter, an ARB Application must still be submitted before installing any satellite dish in order to ensure compliance with the DCCRs and the FCC. It is recommended that the satellite dish be attached to the house and be placed in an inconspicuous place.

TRASH SERVICE:

We have contracted with Constable Sanitation to provide trash, recycling and yard waste services. Regular trash day is Wednesday, however, in the event of a holiday, trash will be delayed one day. This service is paid for through your annual neighborhood association dues.

PETS:

Lee's Summit requires all pets to be on a leash. Please be considerate of your neighbors and pick up after your pet when you go on a walk. Residents are limited to two (2) pets over 6 months of age per household. Any pet that whines, howls or barks in an excessive fashion may be considered a "public nuisance." Please keep pets indoors after 10 p.m.

VOLUNTEERS:

We're always looking for volunteers who might be interested in serving on the board, on a committee or helping with upcoming events. From time to time, neighbors need a helping hand. We've formed a benevolence committee for just this type of thing. Do you have a talent or ability that might benefit your neighbor? Maybe you can paint, or you're a handyman/woman. Or maybe you can also donate to help those in need. If you need help, or can be of help, please contact Randy Tallen for more information.

Again, WELCOME to Lake Ridge Meadows! We look forward to connecting with you and becoming not only neighbors but friends.