

COMMUNITY NEWSLETTER

OCTOBER 2011

FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Dear Property Owner's,

FLINT RIDGE FIRE DEPARTMENT NEW ISO RATING IS A 5/9

The Flint Ridge Fire Department would like to let the people of Flint Ridge know that our ISO rating was a 7/9. On August 31, 2011 our ISO rating has been reduced to a 5/9. This means that if you live within 1000 foot of a fire hydrant or are 5 road miles from the fire station your ISO rating is a (5). If you live where there is not a fire hydrant or are more than 5 road miles from the fire station then you are a class (9). I would like to thank all departments and the POA for their time that went into this project to come out with a positive result.

Tom Shafer,
Fire Chief

The summer season is now over and the fall weather is moving closer daily. It was a busy summer with very extreme weather at times ranging from flooding, a tornado, and record heat. Even with all this property owner's still enjoyed weekends, vacations, and quality family time whenever they could at Flint Ridge.

Maintenance worked this summer to clean up the majority of the tornado storm damage. This consisted mostly of limbs or trees that were blown down. We are currently working with loggers to remove the large logs that have been salvaged by maintenance during the clean up process.

Sadly, the Round House was completely destroyed by the tornado. We are working closely with our insurance provider to prepare for the bidding process to replace this special amenity. We should be prepared to receive bids in the next 60 to 90 days. The construction would likely take place in 2012. The tornado also severely

damaged the Sycamore Park camping and RV hookup sites. We are working on a plan to replace the water and electric hook ups for next spring. Unfortunately, the majority of the large mature trees were uprooted and the park will look quite different than before the tornado. However, we plan to improve and update the area to focus on the beauty that exists.

Even though our nation's economy continues to struggle to recover from the recession Flint Ridge is moving forward. Many noticeable improvements were made to amenities and facilities this past year and much needed maintenance equipment was replaced. The Flint Ridge operating budget is based primarily on property ownership dues that are received. Therefore each month's revenue reflects dues received that month. Though the budget is conservative and limited it is our goal to provide the best quality of life possible to the property owner's that we can. Sometimes

we must do more with less and work to balance everything together. We are doing well as compared to many other cities and communities our size. For example, there are five new homes currently under construction here at Flint Ridge.

The POA Board and management will soon be meeting for an annual planning retreat to evaluate and discuss the needs for next years budget as they relate to the comprehensive goals that are set forth to accomplish at Flint Ridge for 2012.

This is a great community within a beautiful and peaceful setting that offers something for everyone. Because of this diversity, it is important to remember that a community should not let their differences separate them. With this in mind, I believe the future looks bright for Flint Ridge as we continue to work together for success.

Sincerely,
Mark Rounds
General Manager

RVII POTLUCK

RVII monthly Potluck is the third Saturday of each month. It begins at 6:30 p.m. Coffee and tea are provided. We always have door prizes and lots of fun. We love to have people from the Ridge as well as RVI and RVII. The more that come, the better we like it. Hope to see you here.

October 15's theme is a contest for the best barbeque or the best chili. We have done this separately but are combining the

two. The judges will decide the best of each for prizes. If we have enough entries, we will also have second and third place. Bring your home cooked entry by 6:00 p.m. If you don't want to enter the contest, please bring a potluck side. If you would like to be a judge, contact me. This is usually a great turn out and great food awaits you. If you need more information, please email Alice at: adelpatool@sstelco.com



MARKETING AND SALES OF FLINT RIDGE LOTS

In order to have a successful marketing plan, we must first make Flint Ridge look its best! In order to do this the POA is starting a large cleanup project.

All areas of Flint Ridge will be checked to make sure properties are in compliance with the Covenants. Properties not in compliance will receive a letter giving them 14 days to clean up the

property and bring the property into compliance. Properties not brought into compliance can have a \$500 fine assessed to the account. Clean up will consist of mowing and weed eating yards, removal of old boats and vehicles that do not have current tags, RV's and boats must be in the designated areas on the sides or back of property, debris and garbage removed from proper-

ties, etc. Letters have already started going out and will continue until all areas have been addressed.

DSM LOGGING will be working on removing downed trees on POA property. Anyone interested in cutting firewood must contact the POA prior to cutting any wood

RURAL WATER QUESTIONS AND ANSWERS

1. Did you receive approval for the Loan and Grant from USDA/Rural development to replace primary water lines in Flint Ridge? Yes. We had the closing on September 8, 2011 and held the pre-construction meeting with the contractor on September 9, 2011.
2. When will construction begin? When is the expected completion date? September 18, 2011 is the start date. The contractor has 300 working days to complete the project.
3. Are there any special safety issues that we should be concerned about? All construction involves safety issues, the two items of most concern for Flint Ridge property owners and the construction crews are "traffic delays" and "workers safety". Please make appropriate time considerations for delays in areas where the contractors are working. Please show the workers proper respect by slowing down, driving safely and observing all traffic signs and flagman.
4. Will completion of this project increase our water rates? Yes, the increase will be \$7.10 monthly per customer.
5. When will the rate increase go into effect? The rate increase will begin January 1, 2012.