

BOULDER RIDGE INSIDER

Spring 2021



COVENANT CORNER

The Boulder Ridge HOA covenants outline simple ways for us to keep our neighborhood looking great.

Trash and recycling bins must be stored in a place not visible from the street.

Yard lights must be functional and bulbs replaced in a timely manner.

Do not park in front of mailboxes. Mail carriers will not deliver mail if they cannot drive up to the mailbox.

Additional information on the subdivision covenants and other homeowner's information can be found at

www.boulderridgehoa.com

NEIGHBORHOOD UPDATE

Welcome to the first issue of the new Boulder Ridge Homeowners' Association newsletter. It is our expectation to publish a new issue quarterly. It will feature news about upcoming events, tips for home improvement, neighborhood improvement projects of the HOA, and other news about the community. In addition, in each issue we will highlight several of the key covenants that govern our neighborhood. These rules were agreed to by you when you bought your property, if you are an owner, at the same time that you automatically became a member of the association per the Illinois Common Interest Community Association Act. If you are a renter, please also abide by the covenants so that we can all enjoy the beauty of our neighborhood.

After this first issue, we plan to distribute the newsletter electronically to save the HOA the cost of printing and postage to over 500 homes. If you want to continue receiving future issues, please send your email address to bod@boulderridgehoa.com. We will incorporate it into a master mailing list.

“The quarterly newsletter will feature upcoming events, tips for home improvement, and neighborhood improvement projects.”

SPRING BEAUTIFICATION PROJECTS

The Boulder Ridge HOA will be sprucing up the neighborhood this Spring. Be on the lookout for these projects in the area:

- Benches and a dog clean-up station will be installed at the common area at Boulder Ridge Dr and Greyrock Ln.
- We anticipate that lighting will be installed at both entrances to highlight the signs identifying the neighborhood.
- Landscape maintenance will be done at both entrances and there will again be two flower islands at the Bradley entrance, one on each side.
- Pond maintenance will continue.

These projects, as well as the extensive lawnmowing in our common areas, are all funded by your annual assessments.

DID YOU KNOW?

The number of homes on the market remains at a historic low while values continue to rise. In Boulder Ridge over the last 12 months, the average sales price of detached single-family homes has increased by 20.2% and the average sales price of attached single-family homes has increased by 13.8%

*Info provided by Lisa Duncan – Broker with Keller Williams Realty
Data Source – MRED (Midwest Real Estate Data)*

DO YOU HAVE AN IDEA OR SUGGESTION FOR THE IMPROVEMENT OF OUR COMMUNITY?

If so, please email them to bod@boulderridgehoa.com

KICKSTART YOUR SPRING PROJECT

We'd like to help you get started on your next project. The HOA will be drawing for a \$100 Home Depot gift card for your new flowerbed, mailbox, or outdoor lighting.

Send us an email at bod@boulderridgehoa.com and tell us what project you plan to kickstart with the gift card.

HOME MAINTENANCE TIPS

Spring is the perfect time a few simple, easy, and cost effective home maintenance tasks.

Clean or replace your HVAC filters
Replace batteries in your smoke detectors
Sharpen the blade on your lawnmower

COMING SOON:

- The HOA will be hosting COVID safe, socially distanced, outdoor events soon. Be on the lookout for details.
- We will have a new commons area behind the houses at 1602 to 1610 Bluegrass Lane, in the 7th subdivision. Mowing will begin in the Spring.

TOP 8 TIPS ON HOW TO BE A GOOD NEIGHBOR

Simple tips for keeping the peace with the folks next door – from hgtv.com

1: Introduce Yourself

Make plans to introduce yourself to your new neighbors within the first few weeks of moving in.

2: Be Civil on Social Media

This is a great way to learn more about the neighborhood and get recommendations for repair/maintenance services.

3: Talk It Out

If you are having a party, cutting down a tree, or anything else that might affect your neighbors, it's best to tell them ahead of time.

4: Exterior Upkeep

The exterior of your home is what your neighbors see most of the time, so it's wise to keep things looking clean and well kept.

5: Neighborhood Watch

If you know your neighbors are out of town, be extra vigilant and keep an eye on things while they're gone.

6: Pet Friendly

Always pick up after your dog and be mindful of their barking.

7: Noise Control

Let your neighbors know if you're having a large gathering so they know what to expect.

8: Parking Protocol

If you need extra parking for a guest, ask your neighbor ahead of time.

Contact Us

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