

LINDEN RIDGE NEWS

The Linden Ridge Homeowners Association

www.LindenRidge.org

Spring 2008

BLOCK PARTY 2008!!!

We are lucky that a Party in our sub-division has been approved for June 2008!

This is a time to meet neighbors, hear about the community and learn what has been going on in Linden Ridge!

The party will be held on Saturday June 21st on the common area and a committee will be formed to make sure it is our best yet!

The H. O. A. team is asking for your help to organize the food and games on the day. If you are feeling neighborly and want to help why not help and **join the Block Party Team by calling Wyndi on 910 452 1258.**

We want to make sure that we have a good selection of food, a great selection of games and that everyone in and around Linden Ridge feels they are welcome.

We have had many newcomers to Linden Ridge in the last year and this is a great way to say welcome to all! In addition, it is a chance to hear all about what is going on in the sub-division and have your say in how we go forward as a community!

Make a dish up, bring a bag of chips or just bring yourself. Everything makes for a great day and all are welcome!

WHAT ON EARTH IS HAPPENING IN YOUR COMMUNITY???

For those who couldn't make our last meeting here are a few brief outlines of what Linden Ridge is doing and what you are doing to help!

THE SIGN

You may have noticed that the sign on Silva Terra and Linden Ridge is looking a little sad and under-loved. This year we will be revamping the sign and ensuring that our community has an entrance to last into the 2020s! The HOA has allocated funds to bring back a great community entrance, with new lighting, sprinklers and a new mount for the sign that will make every owner proud and every visitor smile.

THE POND

The retention pond on Hedingham Lane is finally owned outright by the Association and we must bring it up to standard. We have spent the last year getting the best price and now we can make that area the pride of the community. In recent years the pond has become a little overgrown but we can now bring it fully up to code. **See Page Two For More Details!**

THE GROUNDS

The Association continues to maintain the communal grounds and areas in the best way that money can afford and provide a surrounding we can all be proud of.

HOW CAN YOU HELP?

Everyone can help maintain the standards of Linden Ridge by keeping gardens neat and properties cared for. Everything that each owner does can alter property prices for us all and keeping values high is a prime consideration for our association!

For almost all of us the biggest investment we have is our home and keeping our community standards high will help to keep that investment high!

Every minute and every thought you invest in your community will come back to you, in worth and in value. Keep Linden Ridge a great place to live!



YOUR LOCAL HOMEOWNERS COMMITTEE CONTACTS

| | | | | |
|-----------------------|----------------|--------------|-----------------------|---------------------------|
| President | Dean Webb | 910 796 0867 | 105 Delham Court | president@lindenridge.org |
| Vice President | Jim Sieme | 910 793 3430 | 105 Talamore Court | Vp@lindenridge.org |
| Treasurer | Peggy O'Leary | 910 452 7848 | 4521 Alder Ridge Road | treasurer@lindenridge.org |
| Secretary / Webmaster | Han Hills | 910 452 1258 | 104 Hedingham Court | webmaster@lindenridge.org |
| Member at Large | Christy Foster | 910 452 5891 | 4532 Alder Ridge Rd | atlarge@lindenridge.org |

SMALL WATERS....



After years of neglect by the developer we have now been able to put our retention areas to rights. Thanks go to Jim Sieme for his tireless work negotiating the deal and the truly professional team at Coastal Carolina Maintenance many things have been accomplished around our homes and our homeowner dollars have been hard at work!

For those who need specifics:

Side slopes were reseeded and repaired.

The fore bay was repaired, checked for depth and the vegetative shelf built back to grade.

Sediment in the fore bay was removed.

Rip rap was placed around the intake and out flow structures.

They re-graded erosion on swell between 202 & 206 Hedingham, then added topsoil and lime on clay to stabilize as required. Matte was also placed to stabilize the bank.

This company will continue to provide management and maintenance (required by the state) and the board remain very happy with the standard of work provided! Your team will of course keep the work coming at the best price!



TREES AND HURRICANES!



Hurricane Season Is Coming!

For the last few years nature has been kind but we are due a storm soon and we want to be ready.

Take a look at the trees on your property...

In a stronger wind would these not blow over?

Are you insured in case your trees blow down on you or your neighbors?

Dead trees look ugly and fall on houses!!!

Take a look in your yard. Take a look at your house. Are you ready?

CUT IT DOWN BEFORE IT BLOWS DOWN!

DATES TO REMEMBER!

BLOCK PARTY - June 21st

BLOCK PARTY (Rain Day) - June 28th

YARD SALE - Sept 27th

YARD SALE (Rain Day) - October 4th

ANNUAL MEETING - November 18th

A WORD OF THANKS...

Linden Ridge has only been a community for a very short time... the building only began in 1999. In the years since then a few individuals have stood out as those who give again and again, believing in the community. Every one of these people gives of their own time and their own worth to make Linden Ridge what it is today...

Tom Perry

Peggy O'Leary

Dean Webb

Neil Bradshaw

If you drive through and like the look of Linden Ridge, these are the people that work and have worked to make and keep it a community you love.

DO YOU HAVE A BUSINESS?

If you have a business, or just a business card, we will advertise you free on lindenridge.org....

Friends and Neighbors...

The Heart of Community...

YARD TALK

With Mr E!



It's April. My yard is full of dandelions..
What should I do? Asked by ...
"Ashamed To Say"

Hey there "Ashamed"!

There is nothing to be ashamed of. My yard
is just as bad. Probably worse!

We are talking about the dreaded dandelion, scientifically known as "Taraxacum Officinale". That means "official remedy for disorders". The root of the dandelion is a very popular herbal remedy used mostly to treat diabetes, Did you also know that the whole plant is edible? The leaves have even more beta-carotene than carrots.

What it means to me is nasty weed. Let's try to get rid of it. Here are several ideas.

The first thing to remember is: The best defense against any weed is a healthy lawn because a properly maintained lawn is less susceptible to weeds. That being said, the weeds are already there.

#1 – Mow more often. When dandelions are blooming, mow frequently to prevent the flowers from maturing into seeds.

#2 – Dig them out. You cannot eliminate them by yanking off the top of the plant. They are, however, very easy to dig out by hand. Make sure to get the whole taproot. A dandelion digger is a convenient tool and easy to use.

#3 – Pour boiling water on them. Sounds crazy, but it works. Be careful not to pour it too freely. Boiling water may also hurt neighboring plants.

#4 – "Do you like vinegar Uncle George?" – Most of you may not remember that line from the original "Little Rascals", but dandelions definitely do not. Use a 5% solution of vinegar, like that in found in household vinegar. It is an effective killer against many weeds, including dandelions. The vinegar acts as a contact herbicide that kills the plant but does not persist in the soil. Sometimes you may have to hit them twice.

#5 – Apply Corn Gluten Meal. – No, not the stuff to make corn muffins. Corn Gluten Meal is a yellow powder used as a "pre-emergent" weed control for yards. Since we have obviously missed the first seed germination time, it would still be a good idea to put it down since all do not sprout at the same time. You can generally find this at your favorite garden center or nursery.

If none of these "green" methods interest you, go to Lowes and buy some Ortho Weed-B-Gon Max weed killer.

See you next time and we'll talk about feeding your lawn.

SEND YOUR QUESTION TO:
webmaster@lindenridge.org
(he'll pass it on!)

WHAT'S YOUR BUSINESS?

So, you have a local business...

Do you believe in using local companies?

You can advertise here and on your local website...

www.lindenridge.org

A TOUCH OF HISTORY...

Wilmington, North Carolina, was a major Atlantic Ocean port city for the Confederate States of America during the American Civil War. A vital lifeline for the fledgling Confederacy to trading partners in Europe, Wilmington was one of the last ports to fall to the Union Army.

Wilmington, located 30 miles upstream from the mouth of the Cape Fear River (which flows into the Atlantic Ocean), was among the Confederacy's more important cities. It ranked 13th in size in the CSA (although only 100th in the pre-war United States) with a population of 9,553 according to the 1860 census, making it virtually the same size as Atlanta, Georgia, at the time.

Wilmington was one of the most important points of entry for supplies for the entire Confederate States. Its port traded cotton and tobacco in exchange for foreign goods, such as munitions, clothing and foodstuffs. These cargoes were transferred to railroad cars and sent from the city throughout the Confederacy. This nourished both the southern states in general and specifically General Robert E. Lee's forces in Virginia. In its entirety, the trade was based on the coming and going of steamer ships of British smugglers. These vessels were called blockade runners because they had to avoid the Union's imposed maritime barricade.

Mostly, these blockade runners stemmed indirectly from British colonies—such as Bermuda, the Bahamas, or Nova Scotia. Often, they were forced to fly the Confederacy's insignia explicitly because Abraham Lincoln had imposed the death penalty on British "pirates" captured in the region. Along with vital supplies, the blockade runners brought foreign crews, which poured money into the local economy through bars, taverns, hotels, shops, and merchants. The town soon took on an international flavor not seen before the war.

Unfortunately, in the summer of 1862, one of these blockade runners also brought in sailors who were infected with yellow fever, which soon paralyzed the once-thriving waterfront, as well as much of the city itself. Nearly 1,000 people were ultimately infected with the disease, and over 300 of them died before the illness had run its course and activity resumed.

After the fall of Norfolk, Virginia, in May 1862, Wilmington's importance was further increased. It became the main Confederate port on the Atlantic Ocean. Along the Atlantic seashore, Wilmington's defenses were so sturdy that they were only surpassed by Charleston's fortifications in South Carolina. Wilmington resisted Federal occupation for a long time, mainly due to the presence of imposing Fort Fisher.

STAND BY THE BY LAWS!

The Architectural and Compliance Committee has been doing a great job making sure that Linden Ridge stays in compliance with by-laws and that we all pay attention to what we signed up for.

Without this team, and their vigilance, we would all be up to \$200 annual dues by now! Everything they mark up is fair and if you have a problem all you have to do is call!

Keep your property clean, garden clear and stick to the rules (available online!) and Linden Ridge will stay the way it was when you moved here!

From The Treasurer...

First, thanks to all of you who are keeping their dues up-to-date. This gives us an opportunity to look to the future and plan needed projects.

There have been some questions about why those of us who are original purchasers paid \$100.00 at our closing but these dollars do not show in our Paid to Date numbers. This was brought up in a prior HOA meeting but I would like to retell where these dollars went.

Some of us bought way back in 1999 and on up to 2003. At the time of closing we all paid the original \$100.00 which went to the developer, and not into the coffers of Linden Ridge HOA. A few people have asked if that should go toward the 2003 dues and some people are flatly refusing to pay the 2003 dues because of this.

I understand it can be a point of "anger" but this will do us no good, it just makes hard feelings and gives us a sense of being duped. This sub-division was taken care of by the developer for the 4 years before he sold all properties and turned the association over to us. Yes, he was not the best at being a developer, and he did things that angered us, but we chose to move here because we liked the neighborhood, we liked the homes, or for whatever reason we purchased our homes. The way I look at this situation is: it is a lot easier to find the positive rather than continue to nurse hard feelings.

So with this said, The HOA was turned over to us in March 2003. We owe dues starting April 1, 2003 forward. Anything paid prior to this time is past and we have no claim to these monies.

Our dues are paid from April 1 – March 31 of the following year. Going forward statements will go out once a year upon payment of dues to be used as a receipt, and invoices will be sent out March 31 for the up-coming year. We have been lenient to this point and given an option to pay quarterly or monthly. In order to plan for future projects we are requesting that dues for the year are paid 60 days after the invoice is received. If there is problem and you cannot pay on these terms please contact me and I will make arrangements with the board.

WHY PAY DUES? AND \$120?

For the very first time ever the HOA has put up dues from \$100 to \$120 per year, per household. This was not a decision we took lightly.

Every penny you spend is being used to make Linden Ridge the best it can be. With an increase in prices and responsibilities we have balanced the budget to allow us to meet the needs of the community.

Now we have the retention pond, the sign maintenance and standards to maintain we need just that little bit extra.

**KEEPING LINDEN RIDGE IN SHAPE
KEEPS VALUES HIGH AND MAKES A
HAPPY NEIGHBORHOOD!**

MAY 17th– CLEAN UP DAY!

On Saturday May 17th we are asking everyone in Linden Ridge to help with a mass cleanup of the neighborhood.

We will meet on the common area around 9AM and from there put in a day or part day to work on those parts of Linden Ridge that normal contracted gardeners don't get.

Maybe pull a few weeds, maybe pick up a few rocks? It's the one day in the year when we can really bite back against the tide and be proud of the community we drive thru everyday. We have trailers, tools, a plan. **ALL WE NEED IS YOU!**

Added to that it is another chance to meet, greet and get out in the sunshine! Drinks will be available and maybe you get to ride along to the dump with a few new friends?

All you have to do is meet us in the middle on Saturday May 17th! See you there!



**YOUR COMMUNITY,
YOUR VOICE.**

STAY UP TO DATE AND FIND ALL YOUR LOCAL COMMUNITY
INFORMATION AT YOUR NEIGHBORHOOD WEBSITE:

WWW.LINDENRIDGE.ORG

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