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**From:** Roosevelt Ridge BOD <rooseveltridgebod@gmail.com>  
**Sent:** Thursday, July 25, 2019 9:43 AM  
**To:** Aaryn Pure; Aaryn Pure; Aaryn Pure; Alisha & John Kennedy; Andrew & Sharon Bramante; Andrew & Sharon Bramante; Charles & Debora Nolan; Charles & Debora Nolan; Christine Twining; Christine Twining; Dorinda Graff; Dorinda Graff; Eric Anderson; Eric Anderson; Evelyn & Chris Aucion; Evelyn & Chris Aucion; Gordon & Kathy Lurie; Gordon & Kathy Lurie; Jeff & Susan Keicher; Jeff & Susan Keicher; John & Kristin Gearhart; Lee Mayberry; Lee Mayberry; Michael Burnstein; Mike Wallace; Raj & Kathy Sharma; Raj & Kathy Sharma; Rich & Lisa Harris; Rich & Lisa Harris; Richard Sarghos; Robert & Jacqueline Wilson; Robert & Jacqueline Wilson; Robin Cheung; Scott Schorer; Sheryl Keller; Shirley Chin; Ted Bertele; Thaddeus Wiatrowski  
**Subject:** Roosevelt Ridge Community Update  
**Attachments:** Letter to HOA Board 7 1 19.pdf; DKS - Resident Instructions (gate).pdf

**Dear Roosevelt Ridge Community**

The Board of Directors is providing this brief update. Please know that we are working hard on various issues, but thought it important to get some information out.

1. In a cost-saving measure, the director emails and their associated accounts have been cancelled, the HOA is moving towards a new email system that will simplify communications. All members on the Board of Directors can be reached at [RooseveltRidgeBOD@gmail.com](mailto:RooseveltRidgeBOD@gmail.com)
2. Jeff Kiecher is still the Design Review Committee chair, please forward all requests to him ([RooseveltRidgeDRC@gmail.com](mailto:RooseveltRidgeDRC@gmail.com)). We are in the process of setting up this email.
3. We will be requesting applications for secretary, treasurer and members to fill various committees. An additional email will go out detailing that process.
4. Since the election, the BOD has been working on strategies to address several of the issues that Members raised.
  - a. We are currently in discussions with the Timberline Fire Protection District and are actively evaluating requirements and options for the cistern as well as addressing the community's desire to continue building.
  - b. We have received a letter from Sharma's lawyer regarding several HOA issues and are reviewing response options and assessing the wisdom of committing additional HOA resources to address some of the concerns contained in the letter.
  - c. It is our understanding that the Declarant intends to exercise some of his remaining rights. The HOA BOD is working to understand the potential impact and implications of those actions.
  - d. Your BOD is working on a HOA issue submittal document, this will help identify and track issues within the HOA. A draft will be sent out shortly.
5. The gate continues to exhibit unstable behavior. During last Monday's lightning strike (and subsequent nearby structure fire), the gate failed to close. BOD members went up there to reset it, but it did not resolve the issue either. We just confirmed with TFPD that they used their Knox key and left it commanded open. It is now closed. If you see the gate open, please contact Ted ([tbertele@msn.com](mailto:tbertele@msn.com)) so we can track the issues and address them in a timely manner. We are evaluating the trade-off between being cost-conscious and having a truly reliable gate, and believe we are close to the tipping point that would require investing significantly more money into making sure it works correctly. When the gate is functioning properly, please make sure the bypass gate is closed and locked. The combination to that gate is 6020.
6. The sink hole in Roosevelt Ridge Road was repaired last Saturday, Black Diamond excavated the road, found a layer of permeable top soil, removed it, installed geogrid and filled the hole back in. This is unusual, but very much related to the significant moisture we received this winter and spring. There was another active spring further down the road, this one has dried up and there are no indications of erosion below (at least now).

7. The BOD will announce a director's meeting shortly, the next members meeting will be late summer / early fall (budget ratification and special assessments)

#### Attachments

- The letter from Sharma's lawyer
- Gate Resident Instructions

Sincerely  
Roosevelt Ridge Board of Directors