Harmony Ridge Newsletter

April 2026

Welcome Spring!

spring is here! Our beautiful townhome community is looking forward to sunshine, warm weather, and outdoor gatherings.

The annual homeowners meeting is To Be Determined. An invitation with attendance instructions will be sent.

Taste of Spring!

Spring's fresh flavors are perfect for sharing with friends and family.

- Don't forget to visit the local farmers market for the freshest ingredients.
- Let's enjoy the delicious tastes of the season together!

Spring Cleaning and Landscaping

As we welcome the spring season, this is a friendly reminder to address any maintenance projects that may have accumulated over the winter months. Please be aware that all exterior projects require prior approval from the Board of Directors. For guidance on approved architectural policies, please reach out to Justin Clarke. We have secured a local landscaping company to complete the spring clean up and landscaping. Please ensure that all common areas are free of personal items so that they are not in the way when cleaning begins.

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Wildlife

We are very fortunate at Harmony Ridge to enjoy the beautiful wildlife that mountain living has to offer, including black bears, deer, coyotes, foxes, raccoons, and other native animals. Please keep an eye out for our resident bear friend, "Fred," who has become an active part of the community. Fred is known to rummage through garbage when dumpsters are not properly secured.

When disposing of trash, please ensure that dumpster lids are fully closed and locks are engaged. Additionally, please remain mindful while driving through the community and adhere to all posted speed limits.

Friendly Reminder

Units are allowed 2 parking spaces per unit. Additional cars are to park in the overflow parking area at the clubhouse. No cars are permitted to park near the warehouse located in the front of the community since this is private property. Parking of vehicles in this area will result in a $75 fine as per our fines and fees schedule.

Pool and Club House

Opening day for the pool season is scheduled for May 25, 2026, in celebration of Memorial Day. As always, pool chemicals are tested and maintained daily to ensure a safe environment for all residents.
For updates regarding pool closures due to inclement weather, please refer to the community Facebook page.

Pool access requires a valid pool pass. Each unit is issued One (1) pass that covers 8 people, and additional passes may be purchased for $10.00 per guest, payable upon entry to the pool and clubhouse. All residents and their guests are required to sign a waiver to print or send electronically prior to using the pool facilities.
Current homeowners should retain their pool passes from last year. New homeowners must submit a maintenance request to obtain a pool pass. If a pass is lost, replacements are available for $35.00.
In the coming weeks, homeowners in good standing will receive their 2026 access codes for the clubhouse.

Pool and clubhouse hours are To Be Determined. Fines will be assessed for after-hours use or unauthorized entry. Please note that a $500.00 fine will be issued for any misconduct at the pool or clubhouse.
Kindly remember that the pool and clubhouse are available only to homeowners in good standing. To confirm your status, please contact Justin Clarke.

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Deeds Violations Homes and grounds will continue to be monitored in order to ensure compliance with our deeds, covenants and easements. Non-compliant homeowner maintenance responsibilities such as power washing, gutter maintenance and common area grounds violation will be required to be remediated. A violation notice will be issued to homeowners that are not in compliance. Homeowners are responsible to correct violations in a timely manner. Failure to maintain your property as requested will result in fines as outlined in our fine and fee schedule: Fees and Penalties 2025.

Payment and Portal Information

Contact Justin Clarke with any questions. Fireworks: PLEASE REMEMBER THAT FIREWORKS IN AND AROUND HARMONY RIDGE TOWNHOMES IS PROHIBITED. YOU WILL BE FINED. Fine for fireworks begins at $500 per violation and increases with additional violations.

Maintenance Request

Use the official Maintenance Request Form here or on our website for any issues. This ensures Proper responsibility is determined Accurate record-keeping Timely response from the board Note: Homeowners are not reimbursed for unapproved work. Unapproved work will need to be removed or remediated.

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Community Improvement Responsibilities

Improvement	Type	Who Maintains	Who Pays
Road	Common Facility	Association	All unit owners
Land	Common Facility	Association	All unit owners
Front Decks	Limited Common Facility	Association	Owner of unit attached to deck
Back Decks	Limited Common Facility	Association	Owner of unit attached to deck
Walkways	Limited Common Facility	Association	Owner(s) of unit(s) which abut the walkway
Roofs	Limited Controlled Facility	Association	Owner(s) of unit(s) covered by the roof
Sidings	Limited Controlled Facility	Association	Owner(s) of unit(s) covered by the siding
Foundation	Unit	Unit owner	Unti owner
Inside of the Unit	Unit	Unit owner	Unit owner
Clubhouse/Pool/Tennis Courts	Common Facility	Association	All unit owners
Water lines-main	Common Faclility	Association	All unit owners
Water lines - lateral to home	Limited Common Facility	Association	Owner(s) of unit(s) served by lateral
Sewer line - lateral to mound	Limited Common Facility	Association	Owner(s) of unit(s) served by line
Sewer line - lateral to home	Limited Common Facility	Association	Owner(s) of unit(s) served by lateral
Retaining walls	Common Facility	Association	All unit owners
Gutters	Limited Controlled Facility	Association	Owner(s) of unit(s) to which gutter is attache
Septic mounds	Limited Controlled Facility	Association	Owner(s) of uit(s) served by mound

Home Owners Handbook For more info on our community, get your Home Owners Handbook Here

Board of Directors

We are always looking for homeowners interested in serving as board members. If you are interested, please fill out the Google Form on our website.

Renters Guide

Please share this renter's guide with your renters as they use your property. Copies are available at the clubhouse as well.

Renter's Guide 2026

New Homeowners

Please be sure to fill out our contact form here or also located on our community website.