

HIGHLAND RIDGE HIGHLIGHTS

www.highlandridgehoa.org

April 2008

FYI

On Wednesday, March 19th homeowners from Highland Ridge, Highland Point, Jefferson Township and the Enclave met with Commissioner Tim Lee regarding the re-zoning of the land between Wesley Chapel United Methodist and the Enclave subdivision on Sandy Plains. The Cannon Group has requested a re-zone from Very Low Density to High Density. They are purchasing the land to build a 94-unit assisted living home.

As I understand it (and my knowledge is limited), the re-zone would **legally** be considered “residential” but assisted living is a business and would therefore be commercial property. The concern among the homeowners was that re-zoning commercial would open the door for commercial building across the street (in the row of rental properties).

The Cannon Group’s 3-story facility would offer assisted living to those approximately 85 years and older. They will also offer an Alzheimer’s unit. The base rate per month will start at \$3,000 and can increase to as much as \$6,000 depending on the level of care. As I understand it, the room rental is \$3,000 and that **doesn’t** include; medicine dispersal, or the many levels of assistance, etc.

Many good arguments, for and against, were proposed to Commissioner Lee. If you were unable to attend this meeting, you still have time to voice your opinion by writing a letter to Commissioner Lee, to arrive in his office before April 15th. The Commissioner made it clear that he would consider well thought-out, logical, passionate arguments. The Board of Commissioners will meet April 15th to decide for or against re-zoning.

If you have questions I want to encourage you to call the Commissioner’s office directly. If you would like to know more information about assisted living homes, their costs, their level of activity, i.e., how many trucks will be delivering goods on a daily basis, will parking be a problem, how much more traffic on Sandy Plains, etc. we have a resident expert – Edgar Mirabal. He would be happy to assist you.

It seems likely that one day this particular patch of land will be developed and it is not likely that it will remain zoned Very Low Density. However, as it is zoned today a developer can buy that land for a new development and

raze the land to build. The Cannon Group is **proposing** to create lovely buffers of trees and burms all around the property. Many at the meeting were wondering...is this the lesser of two evils? ‘Just something to think about.

Lori Hackbart

Tennis News

Our men’s and women’s ALTA teams are now mid-way through their Spring seasons. Good luck to all on making a run at the playoffs!

You may have noticed that a new grill deck extension has been added to the tennis pavilion. Just in time for cooking those tasty low-fat burgers and brats after a hard fought match...

If you are interested in joining one of the Highland Ridge teams for an upcoming season, please let me know and I will put you in touch with the appropriate parties. This summer we expect to have two Mixed ALTA teams, and also a new Sunday Women’s ALTA team.

Dave Boye

Tennis Trivia:

Q: What American sister and brother team won the mixed doubles championship at Wimbledon in 1980?

A: Tracy and John Austin

Q: Who stormed off the court at the end of the 1999 French Open and had to have her mother coax her back?

A: Martina Hingis

Just a reminder that trash cans should not be out for more than 24 hours.

Swim team registration with Highland Pointe

Swimming with Piranhas!!!!



Registration: Thursday, April 24th
Time: 4:30pm - 6:30pm
Where: Highland Pointe Club House

The Piranha's are again swimming as Gold this year and Meets will be on Thursday Nights.

The first meet will be the last week in May and continue through June. The fee is \$75 for residents and \$100 for non-residents.

Special thanks to Amy Ernest for diligently working to obtain the best possible price and quality work/products for our pool area.

Treasurer's Update

The HRHOA Board is committed to keeping you informed about our annual budget. Recently, we've done some significant capital improvements to the pool and tennis area. The following is a brief summary of the improvements. You can contact the respective committee chairman or me if you have any questions.

Purchase six 42" tables for pool deck - \$2,791.17
Pool Equipment Repairs - \$8,752.70
Fencing Repairs at Tennis Courts - \$1,570.00
Total - \$13,113.87
Capital Improvement Annual Budget - **\$18,500.00**

During a severe storm last fall, several tables were damaged and the broken tops entered the pool. Our pool had to be drained to properly clean it. If this happened again in the current drought, we'd be unable to refill the pool. Six solid-top tables were purchased to keep our pool area safe and usable.

The Board has been planning to repair the pool pump room for many months, and this has now been completed. The pumps and motors were replaced, valves replaced, suction manifold replaced, 3 filter tanks recharged, and 3 multi-ports replaced. This work was in the ten year capital improvement plan.

The fencing surrounding our tennis courts had wire repaired, railings reattached, and posts straightened. Research is underway to potentially resurface the tennis courts late this fall.

Wendy Sullivan
HRHOA Treasurer

Welcome New Neighbors

Peter and Nurhan (Nur) Abbey
4771 Outlook Way
770-977-0084

Kids in the Neighborhood



Do you find you need help with some subjects? Tutoring is Available!

Subject Areas:

- Math, Science,
- History/Social Studies/
- Literature, French/SAT Prep
- Grade Levels:
- Elementary-Middle-High

Contact:
Michael Hart
3739 Thunder Way NE
770-579-9225
References Available

BABYSITTERS

See hardcopy newsletter for contact information



**Pet
Sitters**

See hardcopy newsletter for contact information

Newsletter articles need to be e-mailed to
Lori Hackbart at:
gratefulhelives@comcast.net
no later than the 25th of each month.
Thank you for your cooperation.

Sunshine Committee

The purpose of the Sunshine Committee is to deliver a meal to any family in the neighborhood who has had a birth, death, serious illness or injury, and is in need of sunshine. Each meal requires three to four people to volunteer. This is a wonderful opportunity to meet your neighbors who live in other parts of Highland Ridge and to help them feel community support. If you or someone you know needs sunshine, please give me a call.
Sherin Fahmy.....678/560-1446

Prayer Chain

I hope you will prayerfully consider joining our Highland Ridge e-mail prayer team, which provides much needed (and appreciated) support for our neighbors, friends and families. From lifting up our military troops to providing comfort during times of need - think of the great things we can accomplish when Highland Ridge becomes united in prayer!

If you have a confidential prayer request, would like to join our prayer team, or have any questions, please contact Diana Durie at 770/509-1598 or ddurie@bellsouth.net