

TREGARON RIDGE HOA NEWSLETTER

By Headley
Management
Group

Issue 004

4th Quarter 2024

Happy Holidays

Hope you all are enjoying the holidays and staying warm! Luckily this year has been a quite one at the HOA. Looking forward to what 2025 holds and excited to work with everyone throughout the year. We have a few new owners throughout the HOA please welcome them. The board is working on the 2025 budget diligently and once it is complete will work on setting up our annual meeting.

2025 Building Maintenance

Building maintenance is complete for the year. We are still continuing to fix emergency issues and minor repairs to buildings and commons areas.

Building maintenance will return in the spring of 2025. We will continue to complete our repair cycle starting with building 14208 hopefully in April 2025.

We will also continue to work on needed commons area repairs this next year that the budget will allow us too. If you have any suggestions or concerns please reach out to Chuck Headley and he will pass them onto the board.



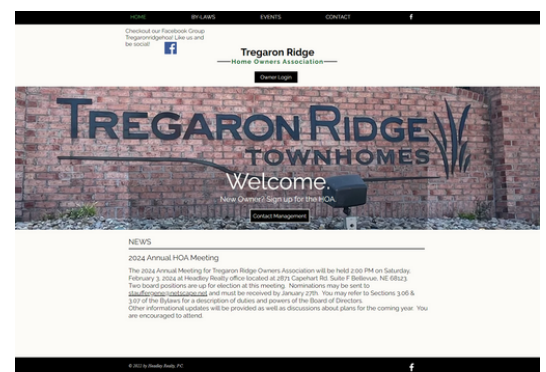
Snow Removal

Its that time again and we will be handling any snow removal above the 2 inch minimum! The board decided to return to our old contractor for our snow removal needs. Effective immediately Ground Effects will be removing and clearing our sidewalks and streets.

Please if you have any issues or concerns let us know!

HOA Website & More!

Please visit www.tregaronridgehoa.com for all current information. You can view and download all current HOA documents. Current newsletters, By Laws, Covenants, Policies, Insurance documents, and much more. Please view the Events tab for current updates on maintenance, pool updates, and community events scheduled. If anyone would like to have an event listed please contact Chuck at Headley Realty by email chuck@headleyproperties.com. Also please join our Facebook group to keep in touch and meet your neighbors!



Current HOA Contracts

Your HOA currently has 5 on going contracts with venders. Headley Realty is under a month to month contract as you management company. This contract was executed March 10th, 2021 for \$1770. Effective January 1st 2025 Headley Realty management fee per month is increasing to \$1947. I am sorry for the increase but many of my costs I have have increased since 2021.

We have a open contract with Auto 1 Towing for all towing services.

Mitch Arey is under 5 separate contracts yearly. Contracts are for de-winterize and winterize of pool house, Pool house cleaning & maintenance yearly, sprinkler maintenance, shared commons with Mansions lawn care, and maintenance, and yard care contract for the HOA.

Ground Effects are our new snow removal contractor they are under a 3 year contract for snow removal services.

Best Pool is a yearly contract starts with pool opening in May and ends will pool closing in September. This includes opening of pool, maintenance of all related pool systems and daily pool testing twice a day. Pool opening is \$650, daily checks are \$95 per day, and pool closing is \$425. This does not include chemicals, materials and additional labor for any repairs needed.

Headley Realty Changes

I wanted to update you all on Changes at Headley Realty coming soon. We are rebranding our company. We are still Headley Realty but now will be doing business as Headley Management Group for all property management.

We will also be providing expertise and representation in residential sales under the new name of Revel Realty. If you are looking for a fun and experienced agent to sell your home or buy a new one we can provide it.

Soon we will be moving offices from 2871 Capehart Rd Suite F to 1313 Harlan Dr. in Bellevue. Its a little bit further for you to visit but we would love to see you.

Christmas Decorating

Thank you all for spreading the Holiday cheer by decorating your entrances! Thank you to Judy Ring, and Marla Alberts for providing fun rewards for all those who participated!

Judy will be visiting those who decorated soon with a small gift from Judy, Marla, and Headley Management Group!

Stay warm out there and wish everyone a safe and happy holidays!

Final Notes

If anyone has experience with contractors please reach out to Chuck Headley 402.499.6497. We would love to have some trusted referrals on issues throughout the HOA. If you have any suggestions on how to save money or create a better community let us know as well.

The board is here to listen this is your community. Reach out through email, phone, or stop by Headley Realty. Our hours are from 8 am to 4 pm please if you require a meeting setup an appointment with Chuck. Thank you and have a great Summer! Next news letter will be at end of 4th quarter in December 2024.