



SPRING 2026

Your HOA Board is getting ready for the summer season. After such a light winter I know many members have already been up and enjoying the beautiful views of our unique community. The pool is scheduled to open on time this year and we are having an ice machine installed in front of the pool house. The association will retain half of the profits from this machine.

Now is the time to think about keeping our HOA running smoothly. If you are interested in being on the board or even helping with things around the community, please let the board know. Contact any of us our emails and phone numbers are on the website along with a lot of helpful information, such as building rules, contractors and events in the area. swridgehoa@gmail.com

POLICY CHANGE: This newsletter is a reminder that our **policy on weeds have changed**. **The deadline to clean up noxious weeds is 5 July**. If you have not taken care of removing weeds and trash that might have blown on to your property over the winter by that date, the HOA will hire someone to take care of them and then fine the owner \$100 on top of the contractor charges for cleanup.

If you can't do the clean up yourself and want to avoid the \$100 fine, email the HOA at swridgehoa@gmail.com and we will put you in touch with contractors that are willing to do the work and you can pay them directly.

Attached to this newsletter is the hours of the Rich County Land Fill. We will also post these at the swimming pool and the bulletin board at the entrance on Mayfly.

EARLY BIRD DRAWING: Thank you to all the members who paid their assessments early. This helps the board develop the HOA budget and meet our obligations. Everyone that paid prior to 1 March will be eligible for the early bird drawing held at our annual meeting on 22 July 2026 at 10AM in Bob Land Park. Remember, you must be present to win.

As we alerted you last fall, the sewer company is proposing a rate increase that will either force us to raise dues or have each owner pay a separate bill to them quarterly. If they bill you quarterly, the increase in what you pay for sewer service will increase by over 40%. We have been working with the Special Service District (the sewer company) board on this matter and will keep everyone informed. Naturally, if owners are billed separately your dues to the association will decrease proportionally.

ROADS: Pat Donahoo has arranged for our roads to be brined on 3 June. This process makes a mess of cars the first day or two so be aware of that date if you don't want your car covered with salty mud. The company that does the grading for us will be in the park some time before then. Just a reminder, all roads within Sweetwater Ridge HOA are for the exclusive use of owners and guests. Adjacent property owners do not have right a way to use our roads without written permission from the association.

The board is working with a company to bring in an ICE Machine to be placed by the swimming pool. This will be a profit-sharing endeavor and I hope an asset to the members.

REMINDER: The board would like to remind everyone that keeping your contact information up to date is important to us and you. It is your responsibility to keep your mailing address, phone number, and email up to date.

Mass emails to the entire HOA get sent when there is information that needs to be passed on like water outages, meetings, deadlines, and events. We also post these announcements on our Facebook page: Sweetwater Ridge Home Owners Association.

IMPORTANT DATES AND EVENTS

Memorial Day 22 May
 Pool Opens
 Clean-up

There will be two large dumpsters places next to the county dumpsters on 22 May. Once they are full, please stop putting trash in them. Don't fill them with whole trees. If you have a full trailer load, take it to the landfill instead.

Road Brine 3 June
Breakfast in the Park 27 June Bob Land Park
HOA MEETING 25 July 10 AM Bob Land Park
Parade 25 July 5 PM
Band in the Common Area 8 August 7 PM Basketball/Pickleball Court
Dinner in the Park 15 August Social Hour 5 PM Dinner 6 PM

Land Fill Hours

Summer (June – September)

Sunday: Closed

Monday: Closed

Tuesday: 9:00am – 5:00pm

Wednesday: 9:00am – 5:00pm

Thursday: 9:00am – 5:00pm

Friday: 9:00am – 5:00pm

Saturday: 8:00am-4:00pm

Winter (October – April)

Sunday: Closed

Monday: 9:00am – 4:00pm

Tuesday: 9:00am – 4:00pm

Wednesday: 9:00am – 4:00pm

Thursday: 9:00am – 4:00pm

Friday: 9:00am – 4:00pm

Saturday: Closed

May

Sunday: Closed

Monday: Closed

Tuesday: Noon – 4:00pm

Wednesday: Noon – 4:00pm

Thursday: Noon – 4:00pm

Friday: Noon – 4:00pm

Saturday: 8:00am-4:00pm

HOA RULES

THE HOA WILL NOT BE HELD LIABLE IF OWNERS DO NOT KEEP THEIR CONTACT INFORMATION CURRENT. THIS INCLUDES PHONE, EMAIL AND USPS ADDRESS

ALL ROADS WITHIN SWEETWATER RIDGE HOA ARE FOR THE EXCLUSIVE USE OF HOA MEMBERS AND THEIR INVITED GUESTS

ALL WEEDS MUST BE REMOVED FROM PROPERTIES NOT LATER THAN 5 JULY EACH YEAR. HOA WILL ASSESS FINES AND HAVE WEEDS REMOVED AT OWNERS EXPENSE AFTER THAT DATE

NO PARKING ON ROADS THAT INTERFERES WITH NORMAL TRAFFIC FLOW. ROADS ARE NOT TO BE BLOCKED WHOLLY OR PARTIALLY BY PARKED CARS, BOATS, RECREATIONAL VEHICLES, MOTOR HOMES, TRAILERS, ETC.

OBEY ALL STATE AND LOCAL VEHICLE LAWS, ORDINANCES AND RULES

ATV, MOTORCYCLE & SNOWMOBILE SPEED LIMIT IS 10 MPH

ATV'S, MOTORCYCLES, VEHICLES MUST HAVE APPROVED MUFFLERS

NO FIGURE 8'S, CIRCLES OR OTHER STUNTS ON ASSOCIATION ROADS OR PROPERTY

CHILDREN UNDER 12 YEARS OLD ON AN ATV, GOLF CART, MOTORCYCLE OR SNOWMOBILE MUST BE ACCOMPANIED BY AN ADULT

DO NOT LEAVE TRASH OUTSIDE OF DUMPSTERS. OBEY RULES POSTED IN THE DUMPSTER AREA

NO BUILDING WITHOUT A VALID BUILDING PERMIT

DOGS MUST BE ON A LEASH WHEN NOT ON OWNERS PROPERTY

CLEAN UP AFTER DOGS IN PARKS

NOISE CURFEW BETWEEN 10:00 PM AND 7:00 AM ON WEEKDAYS AND 11:00 PM ON WEEKENDS. ANY NEIGHBOR SHOULD NOT BE ABLE TO HEAR NOISES FROM INSIDE OR OUTSIDE OF YOUR HOME OR LOT, WHETHER OCCUPIED BY YOU OR GUESTS BETWEEN THE HOURS SPECIFIED

NO OPEN EXTERIOR SOLID FUEL FIRES ALLOWED. EXCEPT WITHIN FIRE PITS APPROVED IN WRITING BY THE GARDEN CITY FIRE MARSHALL

NO FIREWORKS ALLOWED AT ANY TIME

RV'S, MOTORHOMES, CAMPING TRAILERS, VEHICLES, OR ANYTHING SIMILAR MAY NOT BE STORED LONGER THAN 7 DAYS AT THE COMMON AREA PARKING. THEY MUST BE STORED ON YOUR OWN LOT OR IN STORAGE FACILITY

OWNERS ARE RESPONSIBLE FOR ALL ACTIONS OF THEIR GUESTS

ALL VEHICLES/RV's ON PROPERTY MUST BE LICENSED

ALL PROVISIONS OF THE DECLARATION AND BY LAWS ARE TO BE COMPLIED WITH

POOL RULES

NO LIFEGUARD AT POOL

NO SMOKING

NO GLASS CONTAINERS

NO DOGS ALLOWED IN THE POOL AREA

NO LARGE FLOATION DEVICES DUE TO POOL SIZE

NO LOUD MUSIC-EAR BUDS MUST BE WORN FOR MUSIC

CHILDREN UNDER THE AGE OF 14 MUST BE ACCOMPANIED BY AN ADULT 18 YEARS OR OLDER

SHOWER BEFORE ENTERING POOL

SWIM DIAPERS REQUIRED FOR TODDLERS

ALL GARBAGE MUST BE REMOVED TO TRASH CONTAINER

ONLY ENTER POOL DURING POOL HOURS POSTED

MEMBERS/GUESTS ARE EXPECTED TO MAINTAIN CLEANLINESS OF DRESSING ROOMS, SHOWERS AND RESTROOM

OWNERS ARE RESPONSIBLE FOR REPAIR OF DAMAGES CAUSED BY THEIR FAMILY OR GUESTS

FINES ACCORDING TO BY LAWS 4.15

INFRACTION

FINE

DOG RUNNING LOOSE

\$50/OCCURRANCE

USE OF FIREWORKS

\$1000/OCCURRENCE

BUILDING WITHOUT PERMIT

\$500

PARKING VIOLATION

\$25 PER DAY

TRASH DUMPSTER VIOLATION

\$250 + COST OF REMOVAL+

VEHICLE OPERATION VIOLATION

\$150

UNLICENCED VEHICLE VIOLATION

\$250 PER DAY

TRESSPASSING IN POOL

\$100

FIRE WITHOUT APPROVED PIT

\$250/OCCURRENCE

WEEDS/LOT CLEAN UP

\$100+COST OF CLEAN UP

OTHER VIOLATIONS OF BY-LAWS

UP TO \$1000 PER DAY