

News & Notes

from

Academy Ridge at Landis Lakes

Spring 2024

Reminder!

- ⇒ We are a DEED RESTRICTED COMMUNITY, which means residents/homeowners must abide by the CCR's (covenants, conditions and restrictions) and By-laws of the community. If you do not have a copy of these documents, please contact Kentucky Realty.
- ⇒ There are two sets of annual dues, one is for our HOA, and the other is for the Recreation Association. These dues are the only way we can pay for repairs and improvements. If you have not paid one or both of these annual dues, please do so immediately. Failure to pay your dues will result in pool restrictions and could result in liens on your property.
- ⇒ Please send any updates to your email address, phone number or resident status to our property management company, Kentucky Realty. Darren Harris is our Property Manager and he can be contacted at dh@kentuckyrealtyonline.net

ANNUAL MEETING

The Academy ridge Annual Meeting will be held on April 25, 2024 at the Landis Lakes Clubhouse, 14600 Landis Lakes Dr. The meeting will begin promptly at 6:00 p.m.

This is your opportunity to voice your ideas, concerns and anything related to our neighborhood. We will also be voting on our 2024 Board of directors, so if you are interested in serving our neighborhood, please plan on attending.



Annual Checklist for Your Property

◆ Spring is ALMOST here...please take some time to walk around your property looking to see what you might need to do to keep your property looking great.

Please look at:

1. How does your siding look? Is there any green mold that would need to be power washed? Shutters...these often overlooked items may have faded over the years...consider re-painting or replacing.
2. Your lawn and landscaping, do they enhance the appearance of your property? Lawns should be mowed, trimmed and be weed free.
3. Your Mailbox, we strive for consistency in appearance, please go to our website for details. Academyridgehoa.com
4. Any home improvement such as fencing, decks/patios must be approved by the Board. The Architectural Improvement Application is located on our website.
5. Trash Cans.....please keep your trash cans out of public view, either in your garage or behind a screen.

Improvements....Old & New



The past two years have seen a number of improvement projects to enhance the look and safety of our neighborhood. And there's more to come.....

Previous Improvements include:

- * New speed limit signs and slow down for children signs posted throughout the subdivision.
- * All light poles were repainted and new LED light bulbs replaced older, costlier light bulbs.
- * A new website was developed and the REACH alert system implemented for faster communication.
- * New landscaping at the main entrance to Academy Ridge, replaced non functioning sprinkler system.

Coming in 2024.....

- New signage for the west entrance to the subdivision.
- The lighting at the entrance on South English Station will be addressed to see what we need to do to get those lights up and running. In past years, we have dealt with vandalism to the system. Part of this project will include placing cameras in order to capture the individual(s) responsible for the theft and vandalism.
- Flock Safety System—we are currently waiting on permits from Metro, once those have been received, they will install these theft-deterrent system/cameras at all three entrances. This system will capture the license plate of every vehicle entering and exiting our subdivision as a deterrent for criminal activity.
- The Board will be meeting with the landscape company to discuss trimming the trees at both entrances. We also want to add some more landscaping including flowers this spring.



Landis Lakes Recreation Association News: Any homeowner that has not paid either their HOA Dues or their Recreation Association Dues will not be permitted to use either the pool or club house.