



NORTHRIDGE HOMEOWNERS ASSOCIATION

At the November 4 HOA meeting, the Board approved the 2026 annual budget requiring an increase of approximately 7%, raising the annual dues from **\$268 to \$285**. This adjustment reflects the rising costs of several essential areas that help maintain the quality and appearance of our neighborhood. Some key expense increases include:

- Property taxes
- Mowing and grounds maintenance
- Lawn fertilization and broadleaf weed control
- Cul-de-sac maintenance

In addition, the budget includes funding to rebuild our reserve account, which was drawn down in recent years to handle storm-related cleanup and the removal of diseased ash trees.

The HOA will also continue the cul-de-sac beautification project, with the goal of completing the remaining locations in the next couple of years or sooner.

Looking ahead, the Board is planning for several new maintenance priorities:

- **Bridge upkeep** – The Storybook Bridge was recently rebuilt with support from several board members and neighbors. The HOA extends a big thanks to Steve Joerger for generously providing the use of his power tools and electricity during the rebuild. Other bridges are also requiring some maintenance.
- **Walking trail repairs** – The trails are showing wear, and repairing them will be a significant but necessary project for safety and long-term neighborhood value. The Board is evaluating approaches that balance long-term durability with cost efficiency.

Upcoming Annual Meeting & Dues Information

The HOA Annual Meeting will be held on Tuesday, January 27, 2026, at the Northridge Village meeting room (upstairs).

All Northridge homeowners are invited to attend.

The Board also welcomes any homeowner who may be interested in serving as a volunteer Board member.

Annual 2026 dues may be paid online by credit card or by mailing a check to the Northridge P.O. Box 642, and are **due by February 1, 2026**.

2025 HOA Board members:

Simon J. Timmermans, President

Leif Wathne, Vice President

David Farrell, Treasurer

Laura Frantzen, Secretary

Kaysha Halbur

Ron Frantzen

Charlie Weber

Tony Thrush

Alex Grandgeorge