

RHHA NEWS

RICHMOND HILL HOMEOWNERS ASSOCIATION

Upcoming Events:

April 21, 2014

Traffic Calming Vote
Where: Eastside Police
Station

When: 7p.m.

Find out more:

www.richmondhillmadison.net/traffic_info.html

May 15, 2014

RHHA Neighborhood
Meeting

Where: Eastside Police
Station

When: 7p.m.

June 6th & 7th

RHHA Neighborhood
Garage Sale

Friday: 8a.m. – 5p.m.

Saturday: 8a.m.-1p.m.

St. Vincent's will be
available again to pick up
your donations after 1p.m.
on Saturday

Look for the sign up
towards the end of the
month.

June 7th

Neighborhood Picnic
Unwind & celebrate your
garage sale success in the
Park starting at 3p.m.

Bring a dish to pass & get to
know your neighbors. More
details to come via email

Will Spring ever come?

Yes, but in its own sweet time!

Spring is the time of green shoots,
budding trees, and the smell of
blossoms. Can't wait! In that spirit
of "new" we want to thank all those
who contributed to our "Light up

the Lights" campaign to decorate our entrance with lights
and wreaths. Special thank you to America's Best for the
wreaths and to the homes on the corners who provided
electricity for the lights. We have a wonderful community
that comes together whenever the need arises. We ask
our neighbors once again to come to the betterment of our
community. The fence replacement is scheduled for this
summer and we are very excited about putting this item to
the forefront of our agenda. Please read the article that
articulates the reasoning and process for replacing the
fence along Cottage Grove Road. After many years of
discussion and input, we are ready to move forward with
your support. We will be delivering an envelope with our
newsletter so that you may send in your check to our
treasurer.

We have a wonderful neighborhood. Say hello to your
neighbors as you work in your yard or take a walk. Let the
advent of Spring nurture your connection with nature and
your community. Richmond Hill is a special place with
special people.

Looking forward to "getting to know you",
Maria Hanson, RHHA President



RHHA NEWS

Neighborhood Preservation

Starting April 15, the Richmond Hill Homeowners' Association will begin collecting funds from all association homeowners to replace the white split rail fence that helps define our neighborhood along Cottage Grove Road.



After years of discussion—and with the fence in a serious state of decline—an overwhelming majority of homeowners at the November association meeting agreed to move forward with a special fence assessment. With a successful collection of funds, we plan to replace the fence starting this summer and complete the work in 2015.

We are offering two payment options during the special assessment, which will be in addition to your annual \$35 dues. Your least expensive option is a single payment this year and that is what the board recommends. If you prefer to split the payment over two years, you may do that, though at a somewhat higher cost. Your options are:

2014 full payment: \$400

2-year split payment:

2014 — \$225; 2015 — \$200

Why the special assessment

Unlike other neighborhood or condo associations that collect hundreds of dollars in annual or even monthly dues, the RHHA has collected just \$35 a year for many years. Therefore, our financial reserves are very modest.

Nearly 100% of annual dues are used to preserve the aesthetic value of our neighborhood—something that helps keep the median home price in our neighborhood over \$350,000 and maintains the special character of Richmond Hill.

Annual dues are no longer used to subsidize the holiday party nor the summer picnic, as those events are self-funded. Instead, nearly 100% of annual dues are used for landscaping, utilities, and other neighborhood maintenance.

While we acknowledge that \$400 is not an insignificant amount of money, we believe it is a modest investment to help preserve the quality and desirability of our neighborhood.

The fence helps define Richmond Hill

The fence has two large sections abutting Cottage Grove Road, split by McLean Drive. Together, these sections total more than one-quarter of a mile.

While the fence may not physically touch your property, it belongs to the entire neighborhood. And it helps define our neighborhood. You only need to look to the other side of Cottage Grove Road, east of McLean Drive, to see how individual, non-unified fences can have a negative aesthetic on your entire neighborhood. A unified fence, bordering the entrance signs into our neighborhood, helps define

RHHA NEWS

Richmond Hill as a special place on Madison's East Side.

About the new fence

The existing fence is vinyl wrapped around wood, and the vinyl has peeled over the years, exposing the wood and allowing rot. RHHA and volunteers have spent thousands of dollars and given many hours of their time repairing the current fence.

The board examined a number of options before choosing a replacement. The new fence is made out of solid aluminum and will look nearly identical to the existing white split rail fence. In addition, the new fence will be anchored by 8-foot-long steel posts and will require minimum maintenance. The installation by QualLine Fence is guaranteed for 2 years and the fence itself has a lifetime warranty.

Two-year installation

Because we are allowing staggered payments, we plan to install the new fence in two stages – with no additional cost from QualLine vs. a single installation. The first section of fence to be replaced will be west of McLean Drive. We are replacing this section first to coincide with the opening of the Copps Grocery Store across the street. We plan to replace the section east of McLean Drive in 2015.

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Stay tuned

We will post a list of homeowners who have contributed in subsequent newsletters and provide an update at our May 15 association meeting. So far, these RHHA members have contributed to the fence fund:

Kathryn Hill and Greg Cieslewicz
Jonathon and Maria Hanson
Denise DeMarb and Scott Blankman
Jim and Diane Konz
Jason and Tiffany Tobias
Chris Iglar and Kelli Thompson
Craig and Michelle Thompson
Pat and Diane Flynn

Thanks for caring for our neighborhood

We all moved to Richmond Hill because it is a special neighborhood on Madison's East Side. As a volunteer board, we give our time to help keep it that way. We want to thank you all for your support in joining us on this project and being part of the Richmond Hill family.

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www.facebook.com/groups/richmondhillhomeowners/

 Nextdoor

<https://richmondhillhoa.nextdoor.com>

Be sure to check back with our website over the next few months as we revise to make sure all the neighborhood information is at your fingertips. We will have a FAQ on the fence up this week.

<http://www.richmondhillmadison.net>

Call Today for a **FREE** Market Analysis on Your Richmond Hill Home

What Has Happened Since January 1, 2014?

1 **SOLD** Home in RHHA
\$299,900

6 **ACTIVE** Homes in RHHA
Low List Price: \$318,900
High List Price: \$379,900
Average List Price:
\$347,083

1 **EXPIRED** Listing
\$425,000



Tiffany Tobias,
Presidents Club, ABR
Richmond Hill
Homeowner



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