

MELON RIDGE

HOMEOWNERS ASSOCIATION
JANUARY 15, 2026 Q1 NEWSLETTER



MELON RIDGE IS FULL OF SPIRIT

Happy New Year and a special thank you to all that participated in our Merry Melon Ridge celebration. Your HOA board couldn't be happier to meet all our wonderful new neighbors. Congratulations to the winners of the decorating contest! We appreciate all those who entered and all those who decorated to help spread Christmas spirit.



1st Place:
2418 Camrose Rd



2nd Place: 2467 Camrose Rd



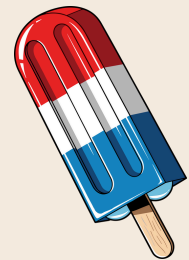
3rd Place: 2456 Dover Dr

SUMMER SHINDIG

The HOA Board is planning a summer shindig and would love your input as we shape the details! We're aiming for a fun, daytime neighborhood get-together around the Fourth of July, with ideas like shade and cooling options, a patriotic pet costume contest, some food contests, and possibly a local food truck or two. Nothing is finalized yet and your feedback will help guide what this event looks like. Please click the link below to share what you'd most like to see. More details will be shared in the Q2 newsletter.

Share your ideas here:

<https://forms.gle/bNdiXuyei8x4trcD7>



**RED
WHITE &
RIDGE**

SCOOP THE POOP

A friendly reminder from the sidewalks of Melon Ridge: We love our dogs and our neighborhood! Please remember to scoop and dispose of pet waste during walks. It's a small step that makes a big difference in keeping Melon Ridge clean and enjoyable for everyone.



WE'RE WORKING ON IT!

As announced in the last newsletter, we are working on the “Melon Ridge Dust Bowl” which is Tract C - around Melon Ridge Loop and Dover Drive. We are working on the plans to landscape this property. We are in the beginning stages and will be getting quotes soon. We plan to have a special meeting to discuss plans, options, and pricing with the community. We encourage all residents to share their ideas now including on how you'd like these improvements to be paid for.

Share your ideas here: <https://forms.gle/SwRyj7AscqeqbkBJ7>

EXTERIOR CHANGES NEED APPROVAL

We love seeing homeowners personalize their spaces and make improvements to their homes. To keep things consistent with our CC&Rs and avoid any surprises down the road, please remember that larger exterior changes such as pergolas, sheds, major front yard landscaping updates, or other visible modifications require prior HOA approval. The approval process helps ensure projects align with neighborhood standards and protects both homeowners and the community as a whole. Submitting plans before starting work can save time, money, and headaches later. Thank you for checking in with the HOA and helping keep Melon Ridge cohesive and well cared for.

LANDSCAPING CLEANUP

We recognize that construction of new homes has resulted in blown dirt settling into many nearby yards, and we understand how frustrating and unfair that can feel for affected homeowners. While this situation wasn't caused by individual residents, ongoing yard care is part of maintaining our community as construction winds down. At this time, no formal enforcement date has been set; however, the HOA's goal is for affected yards to be gradually cleaned up and maintained, with the neighborhood looking more clean by the end of 2026. We truly appreciate everyone's patience and efforts as we move through this final phase of development together.

COMMUNITY STANDARDS & EXPECTATIONS

As Melon Ridge is transitioning from builder control to neighborhood control, the HOA is now actively enforcing the CC&Rs. While previous management operated under the builder's direction, enforcement is now guided by the homeowners and the standards outlined in our governing documents. These standards exist to help maintain property values and ensure our neighborhood remains clean, safe, and visually appealing for everyone. Residents are expected to maintain their yards and plants, keep weeds under control, avoid parking vehicles on landscaping, and ensure that debris or stored items are not visible from the street. This is not about being overly strict, but about creating a shared baseline of care and accountability. We appreciate your cooperation as we work together to uphold these standards and keep Melon Ridge looking its best.

BEHIND THE SCENES ON THE BOARD

The Board continues to work on several long-term items focused on improving and maintaining the neighborhood, including coordination with the city, management partners, and outside agencies as needed. Some projects take time and require multiple steps before they're ready to be shared publicly, but please know progress is being made. We appreciate your patience and support as we work through these items thoughtfully and in the best interest of the community.

THIS IS YOUR HOA

We want you to have your voice heard and would love to hear your ideas. While we are planning to host special meetings from time to time, the annual neighborhood meeting isn't until Q3, and we don't want that to be the only opportunity for residents to share thoughts or suggestions. Whether you have ideas for community events, feedback on neighborhood priorities, concerns you'd like the Board to be aware of, or even just general observations, we invite you to share them with us. Input from residents helps guide decision-making and ensures the HOA is focusing on what matters most to the community. Please note that while not every suggestion can be implemented, all feedback will be reviewed and considered. Have your voice heard by submitting feedback here:

Link to submit your feedback: <https://forms.gle/CPkVZVAKPNnGBNjy5>