

A VIEW FROM THE RIDGE

WINTER NEWSLETTER

TROTTERS RIDGE OWNERS
ASSOCIATION
MARCH 4, 2026



President's Message

As we brave this winter season and look forward to spring, I want to speak candidly about where we are as a community. Currently, our Board is operating with only 3 officers--A President, a Treasurer, and a General member. While we are committed to serving **Trotters Ridge** with integrity and diligence, the reality is that we are an undermanned Board managing the Association's full responsibilities. We need additional homeowners to step forward and serve. If you care about the direction of our community, now is the time to get involved. Please consider volunteering for the Board; your participation is not only welcome but also needed.

Trotters Ridge is more than a name on a sign; it is our neighborhood, our investment, and the place we call home. Strong communities are not built by a few; they are sustained by many. When neighbors come together with a shared sense of responsibility and pride, we create something stronger than rules and regulations (they do have their role), we create connections, respect, and a community we are proud to live in and call home.

Warm Regards,
Judy

"Alone we can do little; together, we can do so much."





Gratitude to Those Who Helped

The Board would like to extend our sincere thanks to the neighbors who generously gave their time and energy to support our community this season. A special thank you to Zebbie Rosson, Gene Rosson, and Vanessa Williams for assisting with the assembly and arrangement of our Christmas angels. Your care and attention brought warmth and meaning to our holiday decor. Thank you as well to Larry Bush for lending a hand with assembling the decorations – your support was truly appreciated. We also extend our appreciation to Carmen Britton and Zebbie Rosson for their contributions in making the fall flower planting a success. The results speak for themselves and added a beautiful touch to our community.

To each of you--your contributions matter, and we are grateful for all that you do for Trotters Ridge.

Hello, PMI Management Company

Effective February 1, 2026

PMI Terminus assumed management responsibilities for the Trotters Ridge Owners Association. A Town Hall meeting was held earlier to introduce homeowners to PMI's operations and provide an overview of what to expect during this transition.

All owners should download the PMI Terminus app and log in to review their account profile. Please confirm your email address, phone number and mailing information are correct. Accurate contact details ensure you receive important notices, updates, and time-sensitive community communications without interruptions.

We received an email introducing our new Community Association Manager, **Charis Hollinger**. If you are unable to reach her by phone, please contact her by email at **Hello@PMITerminus.com**.

Email communication helps ensure your inquiry is properly documented and routed appropriately. Please allow 24-48 business hours for a response.

“We’re not turning the page--we’re starting a new chapter.”

MAINTAINING CONSISTENT COMMUNITY STANDARDS

One of the strengths of our community is its consistent appearance and well-maintained homes. The standards set forth in TROA's CC&Rs help protect property values and preserve the character of our neighborhood for everyone. Consistency does not happen by chance – it happens through shared responsibility and adherence to established guidelines.

The Architectural Review Committee (ACC/ARC) plays an important role in this process. The ARC/ACC reviews exterior modifications, improvements, and changes to ensure they align with our governing documents and established community guidelines. This review process is not intended to delay projects, but to ensure fairness, consistency, and compliance across the neighborhood.

Before beginning any exterior work, including replacing existing items, or repairing, homeowners must submit an ARC request and receive approval. This is done through the PMI portal. Following the ARC guidelines helps avoid costly corrections.



LOOKING AHEAD

Now is the time to look ahead and plan for the upcoming activities happening in our community.:

CELEBRATE OUR GRADUATES!

Trotters Ridge will again recognize our graduates with a community banner. Please submit your graduate's name through the PMI portal

Submission deadline: April 20,

C.O.P.S. Community Meeting- March 18th 6:30 PM

Residents are invited to attend the upcoming C.O.P.S. meeting. This is a great opportunity to get involved, stay informed about what is happening in our area and get to know the officer serving our community. Refreshments provided.

Annual Meeting:

Trotters Ridge Owners Association

Annual Meeting will take place on

April 18th, 2026, at 3:00 PM, Mark your calendar.

NEIGHBORS WHO MAKE A DIFFERENCE

A strong community does not happen by chance--it happens because neighbors are willing to give their time and energy to benefit others. We would like to recognize and applaud the volunteers who continue to serve Trotters Ridge:

C.O.P.S.-Zebbie Rosson

**COPS Street Captains: Carl Daniel-
Apollo Court, Lia Haynes-
Burgomeister Place, Gene Rosson-
Calumet Farm Lane, Greta
DeCosta-Shiaway Trail,
Wil Williamson-Donerail Drive,
Dale and Varnette Robinson-
Shoemaker Lane, Lem Harper-
Trotters Way Drive.**

Let's Talk Money



We want to keep everyone in the loop on how our community's finances are doing. As of January 31, 2026, TROA has collected 90% of annual assessments, with 102 of 114 homes current. Total assets are \$46,180.01, including \$12,758.30 in checking and \$33,421.71 in reserves, against our annual budget of \$121,670.32. Twelve homes (10% of the community) remain delinquent, five of which are on payment plans, creating a \$12,816.00 deficit. While this is below the industry benchmark of 15%, even a small number of unpaid accounts affects our ability to fund operations fully and has required us to use reserve funds for essential needs. All delinquent accounts have been referred to NowackHoward for collection, and many represent repeated non-payment over the years, which continues to impact our budget.

This year, we've also had some unexpected but necessary expenses totaling more than \$10,000, including sprinkler system repairs, electrical repairs and upgrades at the entrance, and increased fence staining costs. To stay fiscally responsible, the Board is prioritizing essential repairs, safety, and core operations while postponing discretionary projects, such as social gatherings and some landscaping enhancements. Every homeowner's participation matters--paying assessments in full help preserve our reserves, maintain consistent services, and protect property values. If you are facing hardship, please contact management (PMI Terminus). Working together, we can keep Trotterss Ridge a well-maintained, thriving community we're all proud of.

