



## **Frequently Asked Questions**

**Q: What is The Ridge at Hangman?**

**A:** The Ridge at Hangman is a 930 acre Planned Unit Development residential community surrounding the Hangman Valley Golf Course that will contain approximately 240 homes when fully built-out. It is located approximately 8 miles south of downtown Spokane off Highway 195 (Excelsior Road Exit) and its south entrance is located 1 mile further south off Highway 195 (Stentz Road Exit).

**Q: What amenities are available at The Ridge at Hangman?**

**A:** The Ridge offers the infrastructure associated with most upper-end neighborhoods located within the city limits, such as underground utilities, including natural gas and paved roads, but in a low density environment in a distinctly elegant country setting. The development plan includes over 300 acres within the Ridge Planned Unit Development boundaries that will be set aside as open space in perpetuity, offering residents miles of a natural trail system for hiking, biking, and wildlife viewing, as well as increased buffering between neighborhoods. The Ridge also offers the security and privacy of a gated community, extensive common area landscaping, spectacular views of the golf course, Latah Creek, the surrounding hills and countryside, and convenient golf cart access for residents to the Hangman Valley Golf Course.

**Q: Who is developing The Ridge at Hangman?**

**A:** Seaboard Corporation, based in Sun Valley, Idaho is the developer. Seaboard has developed other residential and commercial real estate projects since the early 1980s, several of which have received local and national awards for design excellence.

**Q: How large are the homesites at The Ridge at Hangman?**

**A:** They range from 1 to 10 acres, with most homesites averaging between 1-5 acres.

**Q: What do homesites cost?**

**A:** Homesites are currently priced from approximately \$100,000 to \$187,000.

**Q: How far is The Ridge at Hangman from downtown Spokane and shopping?**

**A:** Highway 195 provides convenient access to downtown Spokane and its hospitals, which are only 10 minutes away. South Hill shopping and services are also less than 10 minutes away, with access via Hatch Road off Highway 195. A new shopping center including a convenience store and gas station, Tidyman's Supermarket and several other shops and

restaurants are located only 5 minutes away toward Spokane off Highway 195.

**Q: How do we access the Hangman golf course?**

**A:** You may walk or drive your cart to the clubhouse along the paved access path for Ridge residents and guests, located just north of the 16th tee off Fairway Ridge Lane.

**Q: Are there also homes for sale?**

**A:** Yes. There are usually recently completed homes or homes that are currently under construction or resale homes that are available for purchase. Contact your realtor for current availability.

**Q: If we buy a homesite, do we have to build immediately?**

**A:** No. You may have as long as you may feel you need to design and start construction of your home however, you will be responsible for Association dues upon purchase and a minimum water charge if not hooked up to the water system within 3 years from the date of purchase. Some families may prefer to purchase a homesite now at today's prices and defer building their home until a more preferred time.

Our website ([www.ridgeathangman.com](http://www.ridgeathangman.com)) has a listing of architects that are available to assist you at the Ridge in designing your home and landscaping.

**Q: What assurances are there that the same plan we select or a house we buy won't be rebuilt next door?**

**A:** The primary design goal at the Ridge at Hangman is to promote individuality among home designs. Once a plan has been approved by the Architectural Committee or built, it may not be reused or rebuilt again, unless sufficient exterior modifications are made so that it will be perceived as a unique custom home.

**Q: May I choose my own builder?**

**A:** Yes. You may select your own preferred builder or select from among some of the top Spokane builders who have already built at The Ridge. All builders must be approved by The Ridge Architectural Committee before being able to build at The Ridge.

**Q: What are some of the most important advantages of a new home compared with buying an existing home?**

**A:** A well designed and constructed new home, furnished with the latest appliances, new cabinets and countertops, and the latest in floor and bathroom finishes will often be more livable (and have a higher resale value) than an older home with improvements that have aged or with a floor plan that is not as functional for today's families. A new home will also be more energy efficient than homes that were constructed even 5-10 years ago.

Although new homes cost more than existing homes, more often than not the cost to remodel and fully upgrade a dated or less efficient older home will require a larger

investment than the purchase of a new home with similar features. Additionally, the room sizes and floor layouts of most new homes better reflect the family lifestyle preferences of today, thereby increasing resale appreciation and buyer appeal.

**Q: What are the choices of heating my new home at The Ridge at Hangman?**

**A:** Natural gas was installed at the Ridge in 1999, offering residents a full choice of home heating and cooling alternatives. In addition to natural gas, Ridge homeowners have also selected efficient air-source electric heat pump systems, as well as even more efficient ground source heat pump systems to heat and cool their homes.

**Q: What is the Architectural Committee?**

**A:** The Ridge at Hangman Architectural Committee includes two members of the Board of Trustees of the HOA and other real estate consultants, including architects who have been retained by The Ridge at Hangman Homeowners Association to oversee the design of homes constructed at The Ridge. In addition to reviewing home plans prior to construction and assuring that homes are constructed in compliance with approved plans, the Architectural Committee's role is to assist homeowners and their design team to maximize each homeowner's architectural and living experience at The Ridge.

**Q: What are the Design Guidelines?**

**A:** Special care has been used to develop the Design Guidelines for The Ridge at Hangman, to create one of the most desirable residential communities within the greater Spokane area and the Northwest.

The Design Guidelines apply to the development of your home and other improvements on your homesite at The Ridge. The purpose of the Design Guidelines is to create a neighborhood of aesthetically designed homes that are visually compatible with each other while offering each owner sufficient design flexibility within the context of protecting and enhancing the property values of all homeowners as The Ridge is developed. The Design Guidelines cover such matters as height, color, massing, building materials and how each home is sited on the homesite. A copy of the current Design Guidelines is available on our website: [www.ridgeathangman.com](http://www.ridgeathangman.com).

**Q: What is The Ridge at Hangman Homeowners Association?**

**A:** It is a non-profit association owned by the property owners which has been organized to hold title to the water system and common areas, to oversee the development of homes, to maintain the water system and common areas, such as the entrance and security gates, intersection landscaping, the homeowner trail system and other dedicated open spaces. Its purpose is also to give each homeowner a participatory role in the management of their neighborhood. In August 2009, a new Board of Trustees was elected and control and management of the Association was transferred from the developer to all lot owners collectively, as set forth in the Project Documents. The 2019 Annual Assessment has been fixed by the Board at \$512.50 per quarter totaling \$2,050 per year. The minimum water service charge is \$250 per year payable quarterly. The Association charges property

owners who have not hooked up to the Ridge at Hangman community water system within three (3) years of the date of lot sale by the developer, an annual fee of \$200, payable quarterly to help defray fixed maintenance costs.

**Q: Do the annual operating dues and water charges cover the Association's annual operating expenses?**

**A:** Yes. The Homeowner's Association has had a positive cash flow since 2001 and is depositing the surplus cash into a reserve account for future maintenance expenses.

**Q: How reliable is the water supply at The Ridge at Hangman?**

**A:** A critical part of establishing the project's development feasibility in the early 1990s was finding a reliable and plentiful source of clean water. The wells for the Ridge at Hangman are near Latah Creek, in the southeastern portion of the project, and are over an excellent aquifer that is expected to produce more than sufficient water for domestic needs and fire flow protection for the entire development when fully built-out.

While many area wells are often only capable of producing less than 50 gallons per minute, The Ridge has two (2) wells capable of producing a total of 700 gallons per minute.

**Q: What portions of the water system are completed?**

**A:** The two wells, both water tanks for the entire project, as well as the transmission and distribution lines and fire hydrants for all phases have been completed and are operational. The existing capacity of both tanks exceeds 375,000 gallons and the system has been designed to completely serve the project upon full build-out. As a result, the water system offers each resident exceptional fire flow protection that is unavailable at most other neighborhoods beyond Spokane city limits, and far in excess of the minimal fire flow protection available from individual wells. The Comprehensive Water Plan and all improvements to date have been approved by the State Department of Health.

**Q: Who owns the water system at The Ridge at Hangman?**

**A:** All water system improvements were installed by the developer and are owned by The Ridge at Hangman Homeowners Association.

**Q: Will there be septic systems at The Ridge at Hangman?**

**A:** Yes. Since sewer hook-ups are not feasible in the area due to the extensive spacing between homesites, each homeowner will be responsible for installing their own septic system, consisting of a septic tank and drainfield. Prior to the recordation of each plat, the developer has received approval from the Spokane County Health Department for the preliminary location of a drainfield site on each homesite. On some homesites, the approved drainfield site is located in an easement area on an adjacent common area. Prior to receiving a building permit, each homeowner must submit house plans to the Department of Health and obtain final approval of such drainfield locations based on further tests of soil conditions at the owner selected drainfield site and the actual size of

the house.

**Q: Who manages The Ridge at Hangman Homeowners Association?**

**A:** The Association's affairs are managed by:  
Association Services, Inc.,  
1110 W Park Place, Suite 101  
Coeur d'Alene, ID 83814  
Attn: Ben Weaver, (208) 676-8626  
[ben@asi-hoa.com](mailto:ben@asi-hoa.com)

**Q: In what school district is The Ridge at Hangman?**

**A:** Most of the homesites at The Ridge at Hangman are located in the northern portion of the Liberty School District, which has a reputation for small class size (averaging class size in the low 20s) and academic excellence. In recent years, their high school students have consistently achieved among the highest score among all Spokane area high schools. Approximately 50 of the homesites are presently located in the Freeman School District, which although another excellent school district, is further from The Ridge.

**Q: What are the Ridge Wildlife Preservation Areas?**

**A:** An approximate 100 acre Wildlife Preservation Area that is adjacent and to the south of the Phase 4 plat below Hangman Creek Lane and Fairway Ridge Lane (on both sides of Latah Creek, including the alfalfa fields) and Tract F on the Phase 8 plat containing approximately 36 acres have been established as a protected bird and animal sanctuary ("Wildlife Preservation Areas") in accordance with the provisions of the Preliminary Plat Approval by Spokane County. The area is intended to provide wildlife with a protected and secure refuge, and restrictive signage has been installed around the perimeter of the 100 acre parcel and will also be installed around the 36 acre parcel. Although the 100 acre parcel is not owned by the Ridge at Hangman Homeowners Association, this parcel was an integral part of the approximate 930 acre Planned Unit Development approved by Spokane County in the 1990's and has been protected in perpetuity by deeded restrictive covenants as required by the Preliminary Plat approval. Hunting, trapping, intentional flushing, or any other action which may be harmful to, or shall constitute harassment of any wildlife is prohibited. No Owners or their invitees, pets, or guests or the public shall be permitted within these Wildlife Preservation Areas. Each Owner at the Ridge at Hangman shall be responsible for assuring compliance with these provisions.

**Q: Are horses permitted within the Ridge at Hangman?**

Horses are not permitted at the Ridge at Hangman or on the roads or trail system except that two lots in Phase 8, Lot 9 and Lot 10, Block 26, by reason of their size (in excess of 10 acres), unique topography (low impact of horses with respect to visibility and potential nuisances to other Ridge owners), and location (at the far northeastern end of the development and fencing at far rear portion of the lot), have been designated to allow horses. For more information on permitted uses and restrictions regarding horses, please review Section 4.2.32 of the Second Amended and Restated Declaration of Covenants,

Conditions and Restrictions For The Ridge at Hangman recorded on September 14, 2017 as recording no. 6639761.

**Q: What resources are available for high speed Internet at the Ridge at Hangman?**

**A:** One option for Internet service is provided by an underground system operated by Century Link and upgraded in 2019 at the expense of the Association (and for which each lot owner purchasing a lot from Developer after October 1, 2019 will pay a reimbursement fee to the Association in the amount of \$751.17 as set forth in the Agreement for Payment of Special Assessment dated as of October 1, 2019); such payment is to be made to the Association at the time water system related fees are paid.

**Q: How do I get more information on The Ridge at Hangman or arrange a site visit?**

**A:** Please contact any local real estate broker, or call any of the Ridge at Hangman listing agents below:



*Kathy Bixler & Mollie Sweat*  
509-535-7400



*Lisa Thome*  
509-389-2800



*Shane Delaney*  
509-879-2683



*Brian Smith*  
509-979-1020

Additionally, you may view our website at [www.RidgeatHangman.com](http://www.RidgeatHangman.com), and access current information on available homesites.