

Ridgewood Hills

Master & Recreation Association News



Dear Ridgewood Hills Residents:

The purpose of this communication is to update you on the progress of the speed hump petition drive that began in the fall. As you are no doubt aware, a team of volunteers began knocking on doors in November seeking signatures on a petition that would authorize the Ridgewood Hills Master Association Board of Directors to install speed humps at appropriate locations on Avondale and Holyoke initially then on other streets if needed. This effort was undertaken because speeding on neighborhood streets has been the most prevalent issue that residents have been asking the Board to address. The speed humps are a last resort. Other measures have failed to slow vehicles and residents continue to complain about close calls, particularly with children who ride school buses early in the morning.

The City of Fort Collins will allow for the installation of speed humps if 70% of the residents approve them. These are wide speed **humps** – not the narrow speed **bumps** that are more typically used in driveways and parking lots – and are designed not to impede cars that are traveling at the posted speed limit. The speed humps would be paid for out of a reserve fund and the City maintains them once they are installed. There will be absolutely **no** additional assessment to the residents for this, now or in the future. Studies have shown that speed humps of this type definitely reduce average speeds on streets where they are used.

To date the petition drive volunteers have made direct contact with residents in 523 of the approximately 740 sold homes in Ridgewood Hills. The approval rate – those residents who have signed vs. those who decline to do so – is currently at 78%, or 408 homes. The number of signatures that are needed to approve the measure is 518. Many residents have not yet had a chance to express an opinion because the volunteers have not been able to find anyone at home, however a final push is being made over the next few weeks to contact these individuals.

If you have not yet been contacted by a volunteer and wish to express an opinion on this issue, please contact Don Wells at 207-1602, or by e-mail at evewells@aol.com. Meanwhile, the Board will continue to update you on the progress of this endeavor.

The Ridgewood Hills Master Association Board of Directors

Your New Community Manager

Your new Community Manager for **Ridgewood Hills Master Association, Inc.** is **Deana Davison**. If you have any questions or concerns, you can contact her in the following ways:

- ☺ Direct line to your Community Manager - 970-663-9688
- ☺ Main office of Management Specialists, Inc. - (970) 635-0498
- ☺ Send email to Ddavison@managementspecialists.com.
- ☺ Send mail to: Management Specialists, Inc., 2725 Rocky Mountain Avenue, Suite 330, Loveland, CO 80538, Fax: (970) 635-0517.
- ☺ General information at www.ManagementSpecialists.com.

Board of Directors

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Doggie Poop — EWWWW!

If you are out on a stroll with your furry friend, it is your responsibility to clean up the poop, so please remember to carry a bag, a scoop, and remove all the poop!

If a homeowner is seen allowing their dog to do its business in the common area or in another homeowner's yard without cleaning it up, they'll receive a notice of violation. Keep your pet on a leash at all times when outside the home.

A Nuisance Hotline created by the City of Fort Collins

To make it easier, The City of Fort Collins has created a **Nuisance Hotline (416-2200)** where you can report a variety of nuisance situations, whether it is overgrown weeds, barking dogs, trash, or noise complaints. You need only to remember this one easy number, and then they will make sure that your complaints get addressed by the appropriate City Departments.

From The Ridgewood Hills

HOA Board

State of the HOA:

Accomplishments of 2004

The management of the HOA was turned over to a Board of Directors made up entirely of residents early in 2004. The Board has been extremely busy in the past year. The following are just some of the issues on which the Board has spent its time:

Landscaping, Trees and Snow Removal

- ✦ Planted new trees in locations as recommended by residents.
- ✦ Replaced dead trees as needed and directed an enhancement of entry areas and roundabouts.
- ✦ Initiated "accountability plan" with Mill Brothers to hold them more responsible for replacing dead trees within the warranty period.
- ✦ Installed a sprinkler shutoff system to avoid watering during rainy periods.
- ✦ Formulated an emergency snow removal plan whereby Mill Brothers would be called out sooner than normal in the event of a protracted snowfall.

Reserve Fund Investment Policy

- ✦ Formulated an investment policy that called for preservation of principle, maximizing the return, maintaining reasonable liquidity in case of emergency need and having the funds invested locally to the greatest extent possible.
- ✦ Invested all idle funds for the first time in the HOA's existence (into certificates of deposit with staggered maturity dates).

Ridgewood Hills Website

- ✦ Established a website, www.ridgewoodhillshoa.org, for providing information to residents, giving residents a means to easily contact the Board and to post their own notices for informational and commercial purposes.

Covenant Enforcement

- ✦ Began actively enforcing covenants in fulfillment of the Board's legal obligation.
- ✦ Collected fines for non-compliance for the first time in the HOA's existence and took further legal actions as necessary.
- ✦ Began active review of covenants to make appropriate modifications and exceptions, both more and less restrictive, and issued clarifications where necessary (e.g., fence stain).
- ✦ Initiated formal appeals process, with consideration of special circumstances.
- ✦ Initiated process of soliciting input from entire membership as deemed appropriate on certain issues of considerable interest, e.g., political signs.

Speed Humps

- ✦ Embarked upon a speed hump petition drive as a result of repeated requests by residents to address the speeding issue and the failure of alternative measures.

Political Signs

- ✦ Surveyed homeowners to gauge interest in adopting a modification to the Covenants to allow political signs during elections, with certain restrictions.

Adopt-a-Street Program

- ✦ Formally brought the Adopt-A-Street efforts (whereby volunteer residents spend about one hour three times a year to clean up trash on Trilby between College and Shields) under HOA auspices.

Tracts T & N

- ✦ Actively involved with proposed developments that border Ridgewood Hills to try to deal with any issues that might concern the RHHOA.

SB 100 and Other City and State Legislative Matters

- ✦ Actively involved in monitoring any pending legislative issues, especially including SB 100 (which would severely restrict certain rights of homeowners' associations), in order to keep the residents informed and to formally channel Board and resident concerns to appropriate legislative representatives.

Thompson School District Update

- ✦ Appointed a committee (headed by JaNae Myers) to keep the Board informed about issues.
- ✦ Providing informational assistance to proponents of all viewpoints at no cost to HOA.

For more information on these and other Board actions and issues please visit the website, www.ridgewoodhillshoa.org.

Election of Delegates

✦ At the Annual Meeting the following individuals were elected as Delegates for the upcoming year. The Delegates serve to elect Board members and to ratify the Annual Budget.

The Commons	Sharon Young
The Peaks	Patrick Sikes
Ridgewood Village	Don Wells
Filing 1	Mike Farrell
Filing 2	Howard Dimmick
Filing 3, #1	Ann Robbins
Filing 3, #2	Aimee Foster

Design Review Request Reminder

Homeowners who wish to make permanent improvements to the exterior of their homes need to submit a Design Review Request form to the Architectural Control Committee (ACC). This includes plans for landscaping and fencing, and the installation of decks and dog runs, to name a few. Please submit a request form with a plat map of your home. You will need to indicate on the map, or make a drawing, showing each item of your improvement. Please be specific in the types of trees, bushes, sod, etc., you are planning to use. If you are adding a deck, give the dimensions, material and placement on your plat map. Try to be as specific as possible about your improvement. If you need a request form, please call Deana Davison at Management Specialists, Inc.

Homeowner Tips for Spring

Our homes are probably the most significant investment most of us will make in your lifetimes. In the interest of taking care of this investment, and to preserve the beauty, integrity and safety of our home, we offer some food for thought.

As spring approaches, take a look around the exterior of the home. Is the paint holding up? Perhaps on the trim and around windows and doors, you may need to do some touch up. Pay particular attention to caulk lines, as they can dry out and shrink.

As a general rule, residential painting (if the paint was of fine quality) should be good for five year. However, all of the homes out there are new and the chances are that at least trim painting will need to be done sooner than that.

Winter can take its toll on outside surfaces. Take a quick look at the gutters and downspouts, especially if you have trees of any significant size to clog the gutters with leaves.

It's almost time to address crawl spaces. The foundation vents which provide ventilation in, for the spring, summer and fall should be opened as soon as we can rely on consistently warm weather. Then, close them for the winter to help avoid frozen pipes in those areas.

Start thinking now about your lawn - Aeration & Fertilizing. A good program will provide strong growth all summer long and choke out the weeds. Several light applications will go a long way in maintaining a healthy, weed free long for summer.

Change your furnace filter to maintain efficiency of the heating and cooling systems.

And, VERY IMPORTANT, those smoke alarms and Carbon Monoxide detectors need to have fresh batteries installed on a regular basis.

One more reminder: Any project done outside of the home does require approval of the Design Review Committee. Design Review Request Forms can be obtained by contacting your Community Manager.



ADOPT-A-STREET



To: All Ridgewood Hills Residents

From: Ridgewood Hills Master Association

What: City of Fort Collins' Adopt-A-Street Program.

When: Saturday, April 16, 2005, 9:00 A.M

Where: Meet at the Avondale entrance off Trilby.

For the last two years, the Ridgewood Hills Master Association Board of Directors, in conjunction with the City of Fort Collins Street Operations Department, has adopted Trilby Road, between College Avenue and Shields Street. The groups that participate in this worthwhile program volunteer their time to pick up trash along a section of a city street three times during the year. The City provides trash bags and picks up the filled bags. Signs are presently posted by the City at both ends of the street acknowledging the contribution of the Ridgewood Hills residents.

The next scheduled pickup will be Saturday, April 16, at 9:00 A.M., and the assistance of you and your family is greatly appreciated. It should take the volunteers no longer than one hour.

Gloves are recommended for the trash pickup, which will be held rain or shine. For more information please call Adopt-A-Street Coordinator Phil Goldstein, 491-1446 (weekdays) or 266-8398 (evenings). Please lend your support to this event to help beautify the main entrance to our properties.