

Ridgewood Hills

Master & Recreation Association News



Please allow this to serve as notice that the Board of Directors has enacted the following new rules. These rules will be enforced using the Ridgewood Hills Master Association Fine Policy.

Parking off driveways: No vehicles may be parked in landscape rock or other areas not a part of the approved driveway surface. All driveway extensions must match the existing driveway surface, and must be approved by the Architectural Control Committee.

Storage/Parking of Covered Vehicles: Vehicles covered with tarps or car covers may not be parked or stored anywhere other than entirely inside the garage.

Speed Bump Petition

The Board of Directors has been working with the City of Fort Collins to move through the process of approval for installing speed bumps in several locations throughout the neighborhood. The City has approved the placement of the speed bumps, so the next step is community approval. The Board is requesting your help in the petition process. If you are interested in helping, please contact Don Wells, at (970) 207-1602 or dwells@ridgewoodhillshoa.org. He will be working to assign "Block Captains" for each part of the neighborhood. The Block Captains will be responsible for walking the City's petition door-to-door in order to collect the required number of signatures. This initiative will fail without major community involvement. Fort Collins requires that 70% of the residents in Ridgewood Hills sign the petition to approve the speed bumps.

Ridgewood Hills Community Website

The website is up and running. Check it out at www.ridgewoodhillshoa.org

Political Signs:

Please remember that signs other than standard realtor signs are prohibited by the Covenants. This includes election/political signs.

Vandalism/ Graffiti:

There have been instances of vandalism and graffiti in the community this summer. Please be aware of loitering, and report any suspicious behavior to the police immediately. Vandalism results in higher expenses to the entire community, and detracts from the appearance and quality of Ridgewood Hills.

Trailers & Boats

The Board has adopted a new fine policy specific to RVs, trailers, and boats. Please see the enclosed policy, which will go into effect September 1st.

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Grounds Update

The Board of Directors has approved the installation of rain sensors on the sprinkler clocks throughout the community. The sensors will automatically interrupt the regular sprinkler program when a significant amount of rainfall occurs.

The dead trees throughout Filing 1 and Filing 2 will be replaced this summer, and a few additional trees will be planted along Avondale, in the eyebrow drive medians where the original developer did not plant trees. The tree replacements in Filing 3 will be done by DR Horton/Melody.

School District Lot—To follow up from the Annual MEETING, regarding concerns about noxious weeds or other maintenance issues—if you have concerns about the school district's lot, contact the Thompson R2-J School District Facilities Services, at 970-613-1185, or www.thompson.k12.co.us.

Homestead Park—If you have concerns about the Homestead Park, contact the City of Fort Collins Parks Department, at 970-221-6660, or www.fcgov.org/parks.

Design Review Frequently Asked Questions:

Q: What is Design Review?

A: Design Review is the power of the Homeowners Association to govern the exterior appearance of all properties in the community upon which homes are built.

Q: Where does this authority come from?

A: The authority comes from the Declaration of Covenants, Conditions and Restrictions for the Association which is a legal document recorded with the Clerk & Recorder of the pertinent county prior to any home being purchased.

Q: Do I have a choice regarding the Design Review process?

A: No. By virtue of the purchase of your home in our community, you have subjected yourself to the legal documents of the Association and to the jurisdiction of the Committee (a group of volunteers and homeowners within your community). When you purchased your home, the fact that you are buying into an HOA legally must be explained to you by the realtor.

Q: Why are there Architectural Standards?

A: The benefit of Design Review is basically two-fold: First; the community in which you live will maintain its attractive appearance if there are standards to which everyone must adhere. Second; if the community maintains its attractive appearance, the value of all properties within the community will be retained at a higher level than if there were no Architectural Standards or Design Review approval processes.

Q: What types of exterior changes require approval of the Association?

A: All of the following improvements require Committee approval. This list is not intended to be all-inclusive

because the basic concept is **any exterior improvement requires PRIOR approval.**

- Painting
- Siding Replacement
- Garage Door Replacement
- Window Replacement (with other than original type installed)
- Dormer Installation
- Re-Roofing
- Sidewalk, Fence and Deck Installation
- Basketball Backboard Installation
- Decorative Items or Sculptures
- Trees, Shrubs and All Landscaping
- Changing Color (of any exterior item such as roof, paint, rock, etc.)
- Awnings
- Skylights
- Dog Runs (if allowed in the Covenants at all)
- Playground Equipment
- Sheds, Gazebos, and All Outbuildings (If available, a manufacturer's brochure is good to include for any submission, if appropriate.)

Q: What is the timeline for a Design Review Request?

A: The Architectural Control Committee has up to 45 days to review your request, although they strive to respond as quickly as possible. Please plan ahead and allow plenty of time between submitting your request and scheduling the work.

Q: Who is the Architectural Control Committee?

A: The Committee is a volunteer committee made up of volunteers from within the community, appointed by the Board.

Mopeds /Gopeds /ATVs:

Several homeowners have called to express concern regarding the use of ATVs, motorized scooters, and mopeds on the sidewalks and streets throughout Ridgewood Hills and Homestead Park. **PER THE FORT COLLINS POLICE DEPARTMENT, NO MOTORIZED VEHICLES OR TOYS OF ANY TYPE ARE ALLOWED ON ANY SIDEWALKS IN FORT COLLINS!!** ATVs and motorized scooters may be used on private property only, and are not allowed in greenbelts, parks, etc. Mopeds are only allowed on streets, never on sidewalks, and may only be operated by a licensed driver. To report unlawful use of these types of vehicles, call 221-6540.

Concerns & Complaints

The Board welcomes input from community members, but they would like to be able to respond to you to address your concerns, so please leave your contact information.

Pre-Approved Fence Stains

Based on a decision of the Board, clear, natural, or cedar semi-transparent stains are pre-approved for all three Filings, and will not require submission to the ACC for approval. As with any change, please communicate with your neighbors prior to beginning work.

Xeriscape Ordinance

On June 3, 2003, the City of Fort Collins City Council modified the City Ordinances to provide that:

No Person shall create, cause to be created, enforce or seek to enforce any provision contained in any restrictive covenant which has the effect of prohibiting of limiting the installation or use of xeriscape landscaping, solar/photo-voltaic collectors (if mounted flush upon any established roofline), clothes lines (if located in back yards), or odor-controlled compost ins, or which has the effect of requiring that a portion of any individual lot be planted in turf grass.

This ordinance is effective against all properties located within the Fort Collins city limits. What does this mean for your Association?

- ★ Covenants or rules prohibiting clotheslines in backyards cannot be enforced or adopted.
- ★ Covenants or rules prohibiting solar panels (as long as flush with roofline) cannot be enforced or adopted.
- ★ Covenants or rules prohibiting odor-controlled compost bins cannot be enforced or adopted.
- ★ Covenants or rules requiring turf (any percentage) cannot be enforced or adopted.

In approving requests for landscaping improvements or modifications, you may not limit the use of:

- ★ low water demanding plants and turf
- ★ grouping of plants with similar water requirements
- ★ limited or no "high-irrigation" turf and plantings
- ★ mulches
- ★ efficient irrigation systems

The ordinance does allow Associations to continue to prohibit or control:

- ★ artificial turf
- ★ artificial plants
- ★ mulches or gravel beds or areas without landscape plant materials
- ★ paving of areas not required for walkways, patios or platas or parking areas
- ★ bare ground
- ★ weed covered or infested surfaces

Streetscape Trees

Many concerns have been raised regarding the areas between the street and the sidewalk. Although this area is part of your lot, the City of Fort Collins has an easement on the right-of-way, and they control what is allowed to be planted there. Even through you submit your landscaping plan to the Architectural Control Committee of the HOA, you also need to contact the City regarding that specific area.

Here are guidelines from the City Forestry Department each homeowner should follow:

1. Do not plant between the curb and walk if the space is less than 4.5' wide. Not planting any tree in an area less than 6' wide is suggested. The long-term ramifications can be severe for the tree and the concrete of the sidewalk and curb.
2. Do not plant evergreens between the curb and walk.
3. Do not plant shrubs, hedges or bushes between the curb and walk and they should be at least 5' in back of the walk. Very low growing shrubs can work, since they will not get tall enough to interfere with the walk or street.
4. Each person should get approval (via a free permit) from City Forestry prior to planting a tree in the area between the curb and walk.

Here is the list suggested:

- ⇒ Greenspire Linden
- ⇒ American Linden
- ⇒ Green Ash (Marshal or Patmore)
- ⇒ Honeylocust (easily damaged by mowers or weed trimmers)
- ⇒ Hackberry (ugly when young)
- ⇒ Catalpa
- ⇒ Purple Robe Black Locust
- ⇒ Kentucky Coffee Tree
- ⇒ Bur Oak
- ⇒ English Oak
- ⇒ Chinkapin Oak
- ⇒ Autumn Purple Ash (in very limited quantities because they are marginal)
- ⇒ Caddo Sugar Maple

Trees to avoid:

- ⇒ Autumn Blaze Maple
- ⇒ Pacific Sunset Maple
- ⇒ Maple of any other kind
- ⇒ Evergreens
- ⇒ Fruit Trees
- ⇒ Ornamentals
- ⇒ Cottonwoods of any kind



**2nd Semi-Annual Assessment Payment
Past Due?**
The Board is willing to consider payment
plans for past due assessments. Contact your
Community Manager.

END OF SUMMER BBQ AND ADOPT-A-STREET

All Ridgewood Hills Residents

From:
Ridgewood Hills Master Association

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

When:
Saturday, October 2, 2004, 9:00 A.M

Where:
The White Tent near the entrance at the intersection of Avondale & Trilby.

RSVP:
By Friday, October 1st to JaNae Myers 377-1966 or treasurer@ridgewoodhillshoa.org



For the last two years, the Ridgewood Hills Master Association, 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 have also been 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, October 2, 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.

All participants are then invited to attend a picnic, hosted immediately after the pickup at the Recreation Center at the south end of Avondale by the RH Social Committee. The Ridgewood Hills Social Committee will provide hamburgers, hot-dogs, and beverages at no cost, providing you and your family an excellent opportunity to get to know other Ridgewood Hills residents. Please help make this event memorable by bringing a side-dish or dessert to share. We will have a volleyball net and horseshoes set up, so gather up your neighbors and plan to come and join in the fun!

Gloves are recommended for the trash pickup and both events will be held rain or shine. For more information please call Adopt-A-Street Coordinator Phil Goldstein, 266-8398, or Social Committee Coordinator JaNae Myers, 377-1966. Please lend your support to this event and remember to RSVP so we have an idea of how much food to provide. Thanks in advance for making this a Ridgewood Hills tradition!

RIDGEWOOD HILLS MASTER ASSOCIATION FINE POLICY FOR RECREATIONAL VEHICLES, BOATS, AND TRAILERS

In order to benefit all homeowners, property values, and provide for the enforcement of the Ridgewood Hills Master Association Covenants relative to the storage of Recreational Vehicles, Boats, and Trailers, the Board of Directors hereby adopts a fine policy to be effective September 1, 2004. The fine policy will be as follows:

1st Notice of Violation:

Notice to homeowner giving notification of violation of Recreational Vehicles, Boat or Trailer storage covenant. The homeowner shall immediately correct the violation of storage on receipt of the violation notification. Homeowner will be advised that non-compliance on receipt of this notification will result in a fine of \$25.00.

2nd Notice of Violation:

A \$25.00 fine is imposed, and homeowner will again receive notification, giving notice of violation of Recreational Vehicles, Boat or Trailer storage covenant. Homeowner will be advised that non-compliance upon receipt of this notification will result in a fine of \$50.00.

If a homeowner disagrees with the alleged violation, they must appeal in writing within ten (10) days. The Board of Directors will set a date in which the homeowner can be heard to review the issue.

3rd Notice of Violation:

Homeowner will again receive notification, giving notice of violation of Recreational Vehicles, Boat or Trailer storage covenant. Homeowner will be advised that non-compliance upon receipt of this notification will result in a fine of \$75.00.

4th Notice of Violation:

Homeowner will be advised that an additional fine of \$200 will be assessed, and that the association may take whatever action it deems necessary, including lawsuit to reach compliance. The homeowner would be responsible for any attorney's fees and court costs.

The violation of the Recreational Vehicles, Boat or Trailer storage covenants is not a new violation each time the Recreational Vehicle, Boat, or Trailer is parked, but will accumulate from the first notification.

Resolved, that this fine policy was duly adopted by the Ridgewood Hills Master Association Board of Directors at its meeting on the 24th day of August, 2004.

Signed:



Mike Farrell, President