



Master Association News

2007 Assessments

The 2007 Budget was adopted by the Board of Directors at the October Board of Directors Meeting. On December 11, 2006 the Ridgewood Hills Delegates convened to Ratify the 2007 Budget. There will be no increase in assessments for FY 2007 as assessments will remain at \$300.00 annually. You should have received a payment coupon book in the mail for the 2007 assessments. Master Association assessments are due semi-annually with the first payment in the amount of \$150.00 due on January 1, 2007 and the second payment due July 1, 2007. The Recreation Association assessments are \$200.00 and they are due on April 1, 2007. Please be on the look out for the coupon books. Paying assessments promptly and on time will avoid any late charges from being applied to your account.

Recreation Association

Board Openings

The Recreation Association, which operates the community pool and play area, has a one-year Board position open, as well as two, three-year terms that are up for re-election at the upcoming annual meeting. These positions provide interested residents with an opportunity to share input on the operation of the recreation facilities.

For more information please contact Recreation Association President and Master Association Vice President Chad Hendricks, whose addresses and phone number are to the right.



Master Association Board of Directors

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Snow Removal

The Association has contracted with Mill Brothers Landscaping for snow removal on the Association-owned walks and common driveways. Mill Brothers has been instructed to remove the snow if the snowfall is two inches or greater on the sidewalks and in the mail kiosk areas. When clearing sidewalks, the emphasis will be upon providing a means of getting to and from homes and parking areas first, followed by the walking trails. Snow melt will be applied, as needed, to ensure a safe walking surface. The snow melt material used is non-corrosive, which will not cause damage to concrete, asphalt, or sod. Snow will be removed from common driveways after four inches or more has accumulated. The process will begin as soon as possible after snow has stopped falling. However, with larger accumulations, if snow is still falling at 6:00 a.m., a first pass may be done prior to 6:00 a.m. to allow residents to get out, with a return trip to finish when the snow stops.

Please call our MSI Community Manager, Russ Bartz, at (970) 663-9688 with any concerns regarding snow removal. Walks in front of individual single family homes and the driveways are the responsibility of each homeowner unless you live in the Ridgewood Commons, the Ridgewood Village, or the Peak at Ridgewood Hills. In these areas contact your individual property management companies with any concerns. All snow removal on city streets is the responsibility of the City of Fort Collins. You can contact the City Street and Sidewalk Snow Removal Line at (970) 221-6615.

Snow Removal Part II

If you live near a fire hydrant that gets covered by snow, please dig it out so that it can be located in an emergency. Remember, the home you save might be your own. Also, please do not park on the eyebrows and streets overnight in the event of snow so that they can be cleared by the plows.

Board Meetings

The Ridgewood Hills Master Association Board of Directors conducts monthly Board Meetings. These meetings are held on the fourth Tuesday of each month at 7:00 p.m. at MSI Loveland Office. Board Meetings are open to all Ridgewood homeowners. If you have something you would like to share with the Board you are encouraged to attend the meeting. MSI is located at 2725 Rocky Mountain Ave. Suite 330; Loveland, CO 80538. If you would like to attend the meeting, please contact MSI Community Manager Russ Bartz at (970) 663-9688 to make certain the meeting is on schedule and to have your issue placed on the agenda.

Pooch Problems (Still A-Plenty)

Many homeowners still are not cleaning up after their canine companions and some are allowing their pets to roam freely. In regards to the former, offenders have been fined, and you are encouraged to continue to report such offenses to us; your contacts will be treated confidentially. In regards to the latter, you are encouraged to contact the Fort Collins Animal Control, at (970) 226-3647, who will corral the wayward strays.



Adopt-A-Street

The Master Association Board would like to thank the following residents who generously donated their time for the last Adopt-A-Street trash pick-up, held on May 13. This was the largest turnout in the four years that this worthwhile event has been held. Details about the spring clean-up will be included in the next newsletter. Thanks to Jan and Bill Woods; Arlene and Dave Brock; Don Barnes; Lydia Sweigart; Maritza and Roberto Avila; Mike Roggy; James Steele; Renee Vogel; Alex Fitch; Don Wells; Heather, Darren, Daxton and Breahe Conradson; Ann and Jon Robbins; Jonathan Marston; Alexandra, Anna Lisa and Mike Farrell; Nathan and Katie Dotson; Becky, Alyssa, Allen and Russ Bartz; Carol, Zachary, Ian and John van de Lindt; Warren Wolf; and Phil Goldstein.



Newspapers

Please arrange to have your newspaper delivery stopped if you are away on vacation. Besides being unsightly, leaving several papers in the driveway at a time is a signal to burglars that someone is not at home, and may lead to a break in.

RidgewoodHillsHOA.org

If you use the website to contact the Board, please identify yourself and use a return email address which we can use to address your concerns. We are unable to process email if there is no way to contact the sender.

Trash Service

The HOA has entered into an agreement with Gallegos Sanitation to pick up trash in Ridgewood Hills at preferred rates. This agreement was entered into after proposals from Waste Management, Ram Waste, and Gallegos Sanitation were considered. The HOA specified to each contractor that Monday was to be trash day in Ridgewood Hills, and all of the contractors agreed they could do that. After evaluating the proposals, the Board of Directors found that Gallegos offered the best service at a rate that would be guaranteed for three years. If you are new to Ridgewood, or use one of the other carriers and want to switch, call Gallegos at 484-5556 and tell them you are from Ridgewood Hills.

Architectural

Control Committee

The committee terms of Phil Goldstein, Chair, and Don Wells and Howard Dimmick, Members, has concluded. The Board of Directors would like to thank these homeowners for their service and commitment to these very important volunteer positions within the community. At the December Meeting of the Delegates, nominees were brought to the Board of Directors for consideration for appointment to the ACC. Howard Dimmick has agreed to rejoin the ACC as Chair; joining him will be Darren Conradson and Jeff Fugate.

Please remember that most exterior improvements to your property need to be approved by the ACC. This is a requirement of the Ridgewood Hills Master Declarations of Covenants and Restrictions. The intent of this requirement is not to hinder your freedom of choice but to ensure that such choices are in harmony with the community.

Community Manager

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