

Ridgewood Hills

Master & Recreation Association News



Speed Bump Update

The speed bump block captains are continuing efforts to secure the required signatures on the petition. If you haven't been contacted, please call the Community Manager at 970-663-9683, or email Board Member Don Wells at DWells@RidgewoodHillsHOA.org, to make your vote count.

Political Signs

The Board of Directors has received feedback from owners on both sides of the issue – in favor of strict enforcement of the existing covenants, and also against. In the interest of representing the community as a whole, the Board would like to set aside time at the Annual Meeting in March for feedback from everyone. For a more detailed reprisal of the recent history of this issue, please check the website, www.RidgewoodHillsHOA.org.

Snow Removal

Here is a brief summary of snow removal responsibilities in the community:

- All streets: City of Fort Collins
- Eyebrow drives along Avondale Rd: Ridgewood Hills Master Association
- Sidewalks through or adjacent to greenbelts: Ridgewood Hills Master Association
- Sidewalks adjacent to private property: Property owner

Note: The City will rarely, if ever, plow most of the streets in Ridgewood Hills. The City of Fort Collins handles snow removal based on a priority system, with main arteries and emergency routes ranked highest. For information about the City's snow removal priorities, check out their website at www.fcgov.org.

The Association's snow removal contract calls for plowing of the eyebrow drives at snowfall levels of 4" or more, and clearing of the sidewalks at levels of 2" or more. If you notice areas where ice build-up is causing a safety concern on the Association's sidewalks, please contact the Community Manager.

Management Specialists, Inc. Loveland Office has Moved!



Our new Loveland address is:
2725 Rocky Mountain Ave., #330
Loveland, CO 80538

The Broomfield (Main) Office address remains the same:

390 Interlocken Crescent, #500
Broomfield, CO 80021

Board of Directors

President

Mike Farrell

518 Ramah Drive
Fort Collins, CO 80525

(970) 206-1582

president@ridgewoodhillshoa.org

Vice-President

Chad Hendricks

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Treasurer

JaNae Myers

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Phil Goldstein

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secretary@ridgewoodhillshoa.org

Members

Don Wells

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hdimmick@ridgewoodhillshoa.org

Daryle Yarbrough

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dyarbrough@ridgewoodhillshoa.org

Community Manager

Julie Renner

Management Specialists, Inc.

2725 Rocky Mt. Avenue #330

Loveland, CO 80538-2220

(970) 635-0498

(970) 635-0517 fax

(303) 420-4433 X-4683

jrenner@managementspecialists.com

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Winter Gardening Tip

Remember to water your blue spruce and other evergreens during the winter months. Cold, drying winter winds can sap the moisture from these evergreens rapidly. Ample water will protect the tree from drying out and causing winter kill. Sunscald will damage a young tree up to three years of age. Usually found on the south or southeast side of a tree, the exposed trunk will appear bleached in spots. "Sunscald is not a problem in other parts of the country, but a tree wrap is beneficial here. Our day temperatures can be in the 60s and the tree will try to come out of dormancy. Then at night when temperatures drop below freezing, the tree will try to go back into dormancy." Wraps can be applied in late November and removed in March. The website www.watersaver.org, sponsored by the Denver Water Board and CSU Extension gives information on winter care for shrubs and trees.

Windy Day Defense

Wind is a problem in every community in Colorado. On trash day, loose trash blowing around the neighborhood is unsightly and possibly dangerous.

A few extra minutes spent bagging and securely tying all of your trash will make a remarkable difference in the appearance of your community, especially on windy days.

Helpful Hints:

1. If you find rips or holes in your bags, double bag them so the bag won't break open when picked up by the trash hauler.
2. Bags with grass clippings should be stored in a cool place out of the sun, until collection day.
3. Please do not overload bags.
4. Please weigh down newspapers or tie them in a bundle.

Pet Pick Up, Please!

We can train dogs to help the blind across the street and to assist the physically handicapped, but we will probably never get the average dog to tote around a pooper-scooper and clean up it's own mess. That puts the responsibility entirely on you, the owner, to clean up after Fido if he chooses to use your neighbor's lawn or common grounds as a toilet. So please, carry a bag and a scoop and remove the poop!

Covenant Enforcement Complaints

Please be aware that the Board of Directors and Community Manager are happy to enforce the Covenants, but some issues require a written complaint from an owner. If you would like to make a complaint, it can be mailed to the Community Manager, faxed to 970.635.0517, or emailed to JRenner@managementspecialists.com. If you have any questions about the content of the Covenants, or about current enforcement efforts, please feel free to inquire via the same methods.

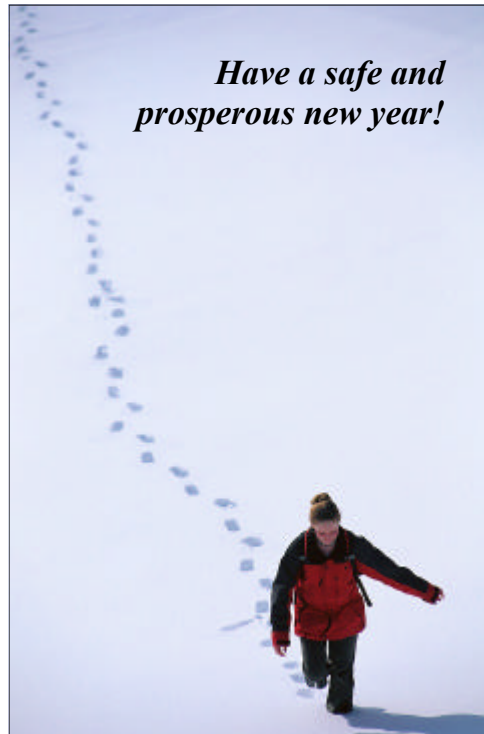
Frequent Covenant Violations - How to Avoid them

- Weeds – Weeds are most likely to come up in rock and mulched beds. If weeds can be seen by someone walking or driving by your property, you will receive a covenant violation letter. Homeowners should survey the yard to determine if a weed barrier under mulched areas is missing or damaged. If weeds are coming up, you will need to remove them as often as necessary.
- Trash – Trash is not to be put out prior to trash day. Trash cans are not allowed to be left out in plain sight after trash day. Trash cans need to be stored in an enclosed structure, such as the garage. If you have extra trash to dispose of (including bags of grass clippings), do not put it out early or leave it in the driveway or yard until trash day.

- Unightly Storage – Storing items such as lawn mowers, wheelbarrows, building materials, landscaping materials, equipment, hockey goals, portable basketball hoops, furniture, etc. when not actively being used is a violation. These items need to be stored out of view from the street and other properties.

- Signs – Many contractors will put an advertisement sign in your yard while doing work for you. Please let your contractor know that this is a violation of the covenants and cannot be placed in your yard.
- Vehicles – Commercial vehicles, RVs, trailers, boats, ATVs, inoperable vehicles or vehicles without a current license cannot be stored in the street or in your driveway. These can be stored in your garage.

Understand that no individual homeowner is singled out to receive covenant violation letters, only those who have violated the Declaration of Covenants they agreed to follow at closing. We thank all homeowners in advance for adhering to the covenants and making our community a beautiful place to live in!



January 7, 2005

RIDGEWOOD HILLS MASTER ASSOCIATION

NOTICE

BUDGET RATIFICATION MEETING

Monday, January 24, 2005

7:00 p.m.

Harmony Library, Harmony & Shields

Please plan on attending the Budget Ratification Meeting for Fiscal Year 2005, to be held at the time and place mentioned above. The budget is based on the assessments for the Association **remaining the same at \$150 semi-annually. A copy of the approved budget is attached. This budget will be ratified automatically unless a majority of the Delegates vote to reject the budget.**

This shall serve as official Notice of the Meeting in accordance with the Declaration of Covenants, Conditions and Restrictions for the Ridgewood Hills Master Association for Fiscal Year 2005.

Ridgewood Hills Master Association
c/o Management Specialists, Inc.
2725 Rocky Mountain Avenue, Suite 330
Loveland, CO 80538
(970) 635-0498
Fax: (970) 635-0517
www.ManagementSpecialists.com

January 7, 2005

RIDGEWOOD HILLS RECREATION ASSOCIATION

NOTICE

BUDGET RATIFICATION MEETING

Monday, January 24, 2005

Immediately following the Master Association Meeting
Harmony Library, Harmony & Shields

Please plan on attending the Budget Ratification Meeting for Fiscal Year 2005, to be held at the time and place mentioned above. The budget is based on the assessments for the Association **remaining the same at \$200 annually. A copy of the approved budget is attached. This budget will be ratified automatically unless a majority of the Delegates vote to reject the budget.**

This shall serve as official Notice of the Meeting in accordance with the Declaration of Covenants, Conditions and Restrictions for the Ridgewood Hills Recreation Association for Fiscal Year 2005.

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