

January 12, 2006

**RIDGEWOOD HILLS MASTER HOMEOWNERS
ASSOCIATION & RIDGEWOOD HILLS
RECREATION ASSOCIATION**

NOTICE

INFORMATIONAL MEETING

Tuesday, January 24, 2006

Recreation Association 6:00 P.M.

Master Association 7:00 P.M.

***Southgate Church
6541 S. Collage Avenue
Fort Collins, CO 80525***

There will be an Informational Meeting of the Association at the time and place stated above. This meeting is not official and there will be no decisions made. The purpose of the meeting is to discuss current issues involving the Association in an informal environment and explain your Association and how it functions. A brief year end financial report will be given, as well as a presentation of the ratified 2006 Budget. Homeowners will have an opportunity to ask questions.

It is important to note that the meeting will only focus on Association issues. If you have problems or concerns involving the construction of your home, they should be addressed to the builder. If you have questions or concerns involving services provided by the City or local municipality, please contact them directly. The meeting should last about an hour.

We look forward to seeing you there!

Ridgewood Hills Master Homeowners Association, Inc. & Ridgewood Hills Recreation Association

(Mailing Address:)

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(Community Manager Contact Info:)

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Ridgewood Hills

Master Association News



Speed Hump Update

For all the residents who supported the installation of speed humps in Ridgewood Hills to help curb the long-time speeding problem - the volunteers who conducted the petition drive and the many residences that signed the petition - there is both bad news and good news. The bad news is that the speed humps that were installed in November must be removed. The good news is that the humps will be re-installed as soon as the warmer weather arrives.

Following the acceptance by the City of the petitions - a 70% approval was required and the final tally was just over 78% - the City approved the locations. With cold weather approaching and concerns expressed by residents who had approved the issue as to when installation would commence, the contracted paving company felt that it could proceed with installation. Unfortunately, the weather was not cooperative and the final product was not what was desired in either quality or design. In consultation with the City it was decided to remove the humps for now and re-install them when temperatures are more suitable. Also, the contractor made an additional error regarding the posted speed limit for crossing the humps - it should be 15 MPH, not 25 MPH - and this will be rectified as well when installation resumes.

Please bear with this temporary inconvenience as we work to make sure that the finished product is in keeping with the Ridgewood Hills' high standards.

Senate Bill 100

On June 6, 2005 Governor Owens signed Senate Bill 100 (SB 100) into law. The law is applicable to all mandatory associations in Colorado and includes Ridgewood Hills, this law will affect all aspects of the governance and operation of the association.

Most of SB 100 took effect on January 1, 2006 however the following three provisions actually took effect on June 6, 2005:

- A provision that grants homeowners broad rights to xeriscape their property;
- A provision that grants homeowners the right to fly the American flag and display political signs during elections;
- A provision that restricts an association's ability to prohibit the parking of emergency vehicles in their community under certain circumstances;

The Board of Directors has adopted a policy to comply with the political sign provision and it was posted in the last newsletter. The Board will be adopting policies to cover the other provisions if necessary in the coming months.

SB 100 also requires associations to make certain changes to how they operate. For example associations are required to adopt seven specific operating policies that will govern the association as well as use secret ballots for board member elections. The Board has worked on the preliminary information for these policies and they are currently being drafted by the association attorney.

You may view and download a copy of the bill at www.ortenhindman.com. In addition to the bill you will find a comprehensive outline on what SB 100 says and how to comply. SB 100 is a complex bill, and the Board will be working diligently for the next few months to ensure our association is in compliance. As always, we will be keeping you aware of all the changes to the association's policies and procedures as they become available.

We are confident that we will make the changes necessary to comply with SB 100 and our association will continue to be a great place to live!

Master Association Board of Directors

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New Board Member

The Board of Directors is pleased to announce the appointment of Darren Conradson into a vacate Board of Directors seat. Darren attended several Board Meetings during the open forum sessions recently. He has expressed great interest in the community and has committed desire to serve on the Board of Directors. This position is a voluntary position and Darren has agreed to fill this seat until the term is up for election in March. Thanks again Darren and welcome to the Ridgewood Hills Board of Directors.

Pooch Problems a Plenty

It has been noted that a number of homeowners are not cleaning up the "calling cards" left by their canine companions. Some are even allowing their pets to roam free. In regard to the latter, the City of Fort Collins does have a leash law, and homeowners should feel free to contact the Fort Collins Animal Control Department at 970-226-3647.

Snow and Ice

Snow and Ice problems are inevitable in the community and the concerns can only be addressed if we know about the specifics. If you have concerns, please contact the community manager so the grounds contractor can be contacted immediately. The community has adopted a snow removal plan that initiates snow removal after two inches of snow accumulates on the walks.

Whom to Contact:

Contact Management Specialists, Inc at (303) 420.4433. This number serves as an emergency line after hours. Calls are monitored continuously and any emergencies will be promptly addressed. During business hours, between 8:30 a.m. and 4:30 p.m., call your Community Manager. Please follow the prompts if he is not available.

Adopt-A-Street

The September 24th Adopt-A-Street trash pickup was the most well-attended in the three-year history of the event. Many thanks to the many resident volunteers and especially to the Management Specialist representatives who generously gave an hour of their time to clean up Trilby Road between College and Shields. The spring newsletter will include information about the next pickup date.

Ridgewood Hills Elementary School Update

Thompson School District voters approved one of two relevant tax increase proposals in the November election. The bond measure, which would provide, among other things, for the construction of the school, passed. However, a mill levy, which would provide for the operating costs for the new building, was defeated. The new school is scheduled to open in 2008, but the voters will first have to approve the mill levy in order for the school to open as scheduled.



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