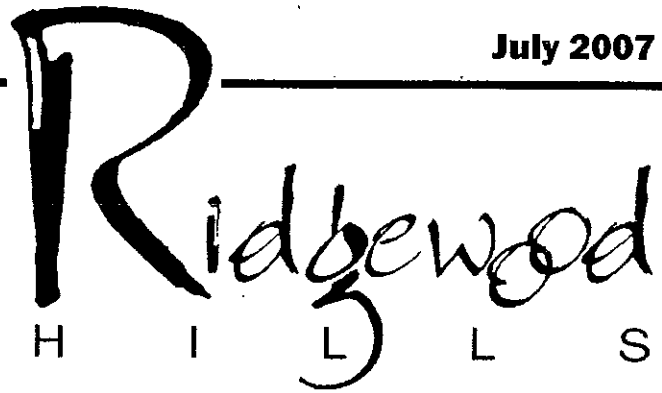


Master Association News



Ridgewood Hills Neighborhood Night Out



Come join the fun for the Ridgewood Hills 2nd annual Neighborhood Night Out on Tuesday, August 7 from 6:00–8:00 p.m. The event is held at the Ridgewood Hills Recreation Associations Pool at the intersection of Avondale Rd. and Triangle. It will be a "BEACH BASH" with sno cones, ice cream, cotton candy and treats for the kids (while supplies last). There will also be door prizes for those who attend (must be present to win). New this year will be a Tug-of-War Contest, "Who's the Strongest Street". Sign up at the pool to participate. This event had a great turnout last year so plan on attending to make it even bigger this

year. The Ridgewood Hills "BEACH BASH" is open to all Ridgewood Hills Residents and their families. For additional details, contact Sandi Fugate at (970) 226-6142, j_fugate@comcast.net, or Linda Castell at (970) 225-3832, l.castell@comcast.net.

Master and Recreation Association Boards' Election Results

Elections were held on June 28 to fill three vacant seats on the Master Association Board of Directors and two vacant seats on the Recreation Association Board of Directors. The seven Delegates who were elected by the residents at the Annual Meeting in May—one each from the 1st and 2nd Filings, two from the 3rd Filing and one each from the Peaks, Commons and Village sub-associations—have as one of their responsibilities the election of Master and Recreation Association Board Members. Nominations to both Boards are solicited in advance of the Annual Election Meeting and/or may be made from the floor.

There were three nominees for the Master Association Board. Newly elected to the

Board is Jeff Pagani, while Mike Farrell and Chad Hendricks were re-elected to another three-year term. The Master Association thanks Darren Conradson for his service on the Ridgewood Hills Master Association Board of Directors. Darren completed his term on the Board and decided not to seek re-election.

Of the two vacant seats on the Recreation Association Board only one was filled—by Christina Murphy—and any residents who are interested in the remaining Board seat should contact MSI, LLC. The Recreation Association thanks Chad Hendricks and Ann Robbins, both of whom did not run for re-election, for their service to that organization. Chad also served as President of the Recreation Board.

Signage Courtesy

Residents are asked to please not tape notices and other signs on mailboxes, light posts or trees. Not only is this unsightly, but posting on mailboxes is a violation of postal regulations. Door-to-door delivery of flyers is fine and the Master Association offers free posting of commercial or other notices on its website—see *Yellow Pages* on RidgewoodHillsHoa.org. Also, when you place signs advertising garage sales or parties at the entrances and/or intersections, please be sure to remove them right after the event ends.



Master Association Board of Directors

President

Mike Farrell

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Vice-President

Chad Hendricks

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Secretary

Phil Goldstein

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Treasurer

Howard Dimmick

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Members

Don Wells

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Roberto Avila

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Jeff Pagani

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Get Involved

The best way to have a say in the affairs of Ridgewood Hills is to get involved. There are plenty of opportunities to serve on various committees or assist with special events. And, by doing so, you will gain valuable insight into the workings of the development and will have a chance to interact with the Board Members and other volunteers who manage the neighborhood's business.

Adopt-A-Street

The May Adopt-A-Street, where resident volunteers participate in the City of Fort Collins Streets Department trash pick-up along Trilby between College and Shields, had a record turnout and, at just under an hour, a record completion time.



The Master Association thanks the following residents for their generous assistance (and regrets not being able to include the names of some participants who turned out but did not sign in). Watch for the notice in a subsequent newsletter of the date and time of the fall Adopt-A-Street pick-up.

Don Barnes	Don Goldstein	Bradley Parser
Russ Bartz	Phil Goldstein	Craig Parser
David Brock	Chad Hendricks	Wendy Parser
Terry DeZeeuw	Leslie Howitt	Dawn Robinson
Howard Dimmick	Jonathan Marston	Kim Robinson
Dan Doran	Hugh Metcalf	Mike Roggy
Jeff Dotson	Gerald Mocie	Andrea Siener
Nathan Dotson	Peggy Moore	Jeff Siener
Alexandra Farrell	Anton Moritz	Nathan Siener
Annalisa Farrell	Darren Moritz	Nancy Sponaugle
Mike Farrell	Justin Moritz	Ron Sponaugle
Amy Goldstein	Christina Murphy	Bill Woods

Board of Directors Actions

At its June 26 meeting, the Master Association Board adopted the following two policies, which become effective on August 1, 2007:

1. *Policies and Procedures for the Architectural Control Committee (ACC).* This policy sets fines and/or related sanctions for commencing exterior work on a property without submitting a Design Review Request (DRR), work commencing prior to approval of a DRR and work done which would not be approved by the ACC because of Covenant standards. Fines vary from \$25 to \$500, with liens possible for further non-compliance. Also, the

Association may require the removal of any project that cannot be approved. Residents have a right to a hearing before the Board before any fine is assessed.

2. *Policy regarding parking on eyebrows.* This policy was adopted because of damage to Association and residents' property, particularly landscaping and sprinkler heads, as vehicles have to avoid parked cars on the eyebrows. NO vehicles may be parked for more than 30 minutes, day or night. Violators will be subject to fines as established in the Association's fine policies.

Community Manager

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Board Meetings

One of the best ways to learn about the many opportunities residents have to assist with the Association's work is to attend the Board Meetings, which are usually held on the fourth Tuesday of every month at 7:00 at the MSI offices. Check the website for more information.

Architectural Control Committee Notes

Submitting Design Review Requests

The ACC is made up of three community homeowners. Their charge is to review and approve all DRRs. They are volunteers who all have regular jobs as well. The committee meets about once every two weeks to discuss submittals and usually has to visit the project site prior to acting upon requests. Please allow sufficient time for the approval process after you submit your DRR. Although the guidelines allow up to 45 days for consideration of a proposal, the committee has been doing its work much faster, often in less than two weeks. Also, the more complete the request is, the quicker it can be approved.

Changes Requiring Approval

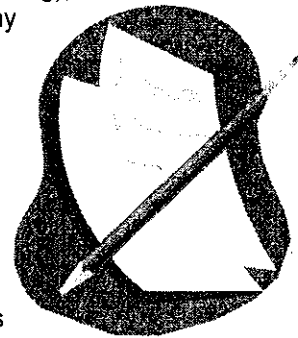
Space does not permit a listing of every project that requires prior approval. Very few projects DO NOT require approval and, in order to protect yourself from possible fines and other sanctions (see above), it is always a good idea to submit a DRR. Our Community Manager can advise you, with a simple phone call, if your project is one that needs approval and what details will be required to obtain that approval. Guidelines are also available on the Association website (www.ridgewoodhillshoa.org), with specific details for your particular filing. House painting is a project that many residents are interested in right now and much confusion and possible delays in approval can be eliminated with a bit of advance planning.

Fence Stains

Guidelines for approved fence stains are also available on the Association website. Please communicate with your neighbors as well prior to staining.

DIG SAFE Requirements

For those projects that involve possible impact on utility lines, you are strongly encouraged to contact DIG SAFE at (800) 922-1987, a free service of the Utilities Notification Center of Colorado.



Tree Data Collection Notification

In August, a project to collect data that will be helpful with tree maintenance within Ridgewood Hills will commence. The accumulated information on tree diameter, height and condition will be useful in long-term planning and replacement strategies. Watch for the field data collectors and, if you have any questions about this activity or wish to report any problems with Association trees, please feel free to visit with them or to contact our Community Manager.

Newspaper Service

As a reminder, newspapers that accumulate when you are away on business or vacation are an invitation to thieves. Make arrangements to have a neighbor hold them for you or take advantage of the hold services—often online—that newspapers offer.

Dog Waste Problems Persist

Homeowners continue to report discourteous pet owners. Four new pet pick-up stations—on Yuma Ct., Triangle Dr., Peyton Dr., and in the common area behind Woodrow Dr.—were installed some time ago and have made it more convenient than ever to keep the poop scooped.