

Ridgewood Hills

Master Association News



Garage Sale

Mark your calendars and save your "Stuff". Please get your basement, garage, etc. cleaned out and be ready to participate in the community wide garage sale, which will be held on Saturday, July 16, from 9 am to 6 pm. Ads will be placed in the Fort Collins Coloradoan and the Loveland Reporter-Herald, so there should be plenty of customers. Here's your chance to get rid of your "stuff" without having to worry about newspaper ads or signs.

The Board of Directors will continue to make this an annual event in the summer so if you want to save the trouble and expense of advertising an individual garage sale please contact the Board or Community Manager in early spring for the date of the all-neighborhood sale.

Your cooperation is also sought in taking down any signs that you post at entrances and elsewhere for individual garage or moving sales immediately after the event is held. Speaking of signs, it is a violation of postal regulations to post notices on the neighborhood mailboxes so please refrain from doing so. However, the HOA website has a place for most such notices and these will gladly be posted if you will forward them to the Board or the Community Manager.

Board Of Director Opening

There is currently an open seat on the Board of Directors. Residents who are interested in filling this position should please complete the enclosed questionnaire and send it to Russell Bartz via fax to (970)635-0517, e-mail to Rbartz@managementspecialists.com, or via the address on the form.

Pool Survey

The pool is open! Attached is a pool survey. Please take some time to complete your survey and drop it in the pool suggestion box by June 30th. This information is vital in assisting the Recreation Association's Board of Directors in making the best decisions for your recreational facilities. Please respond – your feedback is very valuable.

Interested in Designated Lap Swim? Fill out the survey!

The Recreation Board is responding to some resident requests for a possible designated lap swim time by offering this survey. We will have the surveys available for the next two weeks to determine if this is an activity that a significant amount of homeowners would like. We are also in the process of determining if it might be possible to implement lap swim this season or not. Please put in suggestion box at the neighborhood pool.

- Ridgewood Hills Recreation Assoc. Lap Swim Survey -

(Please initial here _____)

Would you be interested in designated lap-time swim? Yes No

If yes, when would be the best time of day (Monday thru Friday)?

a) 7:00 a.m. -8:00 a. m. b) 8:00 p.m. - 9:00 p.m. (evening) c) Other _____

How often would you utilize a lap swim time?

a) Once or twice per week b) Two to three times per week c) Four to five times per week

Master Association Board of Directors

President

Mike Farrell

518 Ramah Drive

Fort Collins, CO 80525

(970) 206-1582

president@ridgewoodhillshoa.org

Vice-President

Chad Hendricks

314 Peyton Drive

970-420-1316

vicepresident@ridgewoodhills
hoa.org

Treasurer

Open Position

treasurer@ridgewoodhillshoa.org

Secretary

Phil Goldstein

501 Ramah Drive

Fort Collins, CO 80525

970-491-1446

secretary@ridgewoodhillshoa.org

Members

Don Wells

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Fort Collins, CO 80525

(970) 207-1602

dwells@ridgewoodhillshoa.org

Howard Dimmick

7015 Avondale Road

Fort Collins, CO 80525

970-223-1625 hm

hdimmick@ridgewoodhillshoa.org

Roberto Avila

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Community Manager

Russ Bartz

Management Specialists, Inc.

2725 Rocky Mt. Avenue #330

Loveland, CO 80538-2220

970-663-9688

970-663-9888 fax

RBartz@managementspecialists.com

www.managementspecialists.com

Your New Community Manager

The Board of Directors would like to introduce your new Community Manager, Russell Bartz. Russell works for Management Specialists, Inc., which is contracted by the Board to assist with certain day-to-day operations of Ridgewood Hills. If you have any concerns you may contact the Board directly and/or contact Russell who will forward them on to the Board. You may contact Russell at:
Direct line 970-663-9688

Rbartz@managementspecialists.com.

Management Specialists, Inc., 2725 Rocky Mountain Avenue

Suite 330, Loveland, CO 80538, Fax: (970) 635-0517.

General information at www.ManagementSpecialists.com.

Thompson School District Update

The Board of Directors wishes to keep residents informed about the Thompson School District's proposed school facility improvements. One of the issues under consideration is whether to build a new elementary school and the south end of Avondale in Ridgewood Hills is one location that is being discussed. The District is weighing a bond and mill levy package to possibly go to the voters this fall and mailed a survey to all residents in the District this past week. The survey responses will be one of the means that will be used to measure public support and you are encouraged to express your opinion by completing and mailing it. You can also find periodic updates on this issue on the HOA website and can express your opinion to the District by calling (970) 613-5013.

Approved Fence Stains

As a reminder, based upon a decision that the Board of Directors made in July, 2004, in response to considerable confusion about this issue, only clear, natural or cedar semi-transparent stains are pre-approved for all three filings' fences. As with any change it is a good idea to communicate with your neighbors prior to beginning work.

Architectural Control Committee Openings

There are openings for several residents who might wish to serve on the Architectural Control Committee. The ACC is responsible for reviewing and approving initial and subsequent installations of landscaping and other external home improvements in Ridgewood Hills. No previous experience is necessary. If you would like more information please contact ACC Chair Phil Goldstein at secretary@ridgewoodhillshoa.org or 491-1446. As a reminder, you must have approval to begin most exterior improvements. Contact the ACC Chair or the Community Manager for more information.

Beautification Committee Update

As you drive past the Avondale entrance and roundabouts please note the recent improvements in new plantings, mulch and rock with some further work to be done. The entry area in particular was neglected for some time and the Board of Directors recently authorized funding to dress it up and will continue to make this and other common areas a priority. If you have any suggestions for this committee please contact the Board.

Adopt-A-Street

Almost thirty residents and others turned out on April 16th to volunteer an hour of their time to pick up trash along Trilby Road between College and Shields as part of Adopt-A-Street, the cooperative venture between the Ridgewood Hills HOA and the City of Fort Collins. The Board of Directors would like to express its appreciation to the following generous participants. Check the next newsletter for the date of the fall pickup.

Owen Vasby	Dave & Arlene Brock
Karen Hill & Dean Salsberg	Bob Coffin
Malia Mock	Howard Dimmick
Jan & Bill Woods	Jeff & Andrea Siener
Patrick Coleman	Jinming Song & Family
Aimee and Jacob Foster	Amy & Phil Goldstein
Todd & Logan Fackler	Bill McDonough & Family
Steve Schleicher	Matt LaCount
Randy Souther	

Speed Hump Petition Drive Update

The petition drive to obtain Ridgewood Hills residents' approval to authorize the City of Fort Collins to install speed humps in order to curb the speeding problem on Avondale, Holyoke and other locations is in the home stretch. With almost 600 homes having been contacted, the votes in favor of the initiative are running well ahead of the 70% approval that the City requires. If you are willing to help finish up the drive by obtaining signatures on the few remaining uncompleted petition forms or if you wish to have your vote for or against the issue counted, please contact committee chair Don Wells at 207-1602 or at dwells@ridgewoodhillshoa.org. The Speed Hump Committee wishes to thank the following resident volunteers who have given so generously of their time over the last few months:

Leslie Peterson	Tony McColl
Laura Goeltl	Robin Main
Kendell Payne	Sharon Young
Ricardo Sarti	Patrick Sikes
Lydia Sweigert	Sandy Stoltzfus
Julie Zinn Patti	Jennifer Wells
Chris Marston	Amy Goldstein
Susan Scanlan	

RIDGEWOOD HILLS MASTER HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS CANDIDATE QUESTIONNAIRE

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

I am interested in serving on the Board of Directors.

Please consider the following information:

1. Why did you move into Ridgewood Hills?

2. What is your opinion of the community now that you live here?

3. What is your philosophy of Covenant Enforcement and Architectural Control?

4. What do you feel are the main issues facing the community?

5. Do you have any experience in budgeting? _____

6. Do you have any experience in serving on Boards of Directors? _____

If so, please explain: _____

7. What is the best way to handle conflict at a meeting?

8. Education: _____

9. Employment: _____

10. Other information to consider: _____

Please forward information to:

Management Specialists, Inc.
Attn: Russ Bartz
2725 Rocky Mountain Avenue, Suite 330
Loveland, CO 80538
(970) 663-9688
Fax: (970) 635-0517
www.ManagementSpecialists.com

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone# Home: _____

Email Address: _____