

# Ridgewood Hills

## Master Association News



### *Clean-up, Fix-up, Eat-up Day*

On Saturday, May 13<sup>th</sup>, you will have a chance to beautify the main entrance to Ridgewood Hills, help get the recreation association pool ready to open two weeks later and enjoy a picnic lunch courtesy of the Master and Recreation Association Boards of Directors.

Leading off the day's lineup at 9:00 A.M. is the spring Adopt-A-Street trash pickup, for which a separate flyer is included in this mailing. AAS is back for its fourth year, thanks to the generous support of many volunteers.

At approximately 10:30 A.M., volunteers are also needed to do some sprucing up at the pool. The main purpose of the gathering will be to assemble the new furniture that the Recreation Association has purchased for this swim season.

Meanwhile, courtesy of Gallegos Sanitation and the Master Association, dumpsters are to be placed outside of the pool complex for residents to dispose of large items that would otherwise not be picked up on trash day (no chemicals, automotive fluids, paint products, Freon-filled appliances or tires please). The dumpsters will be available from 10:00 A.M. until 1:00 P.M., and will be emptied as necessary.

Finally, since nothing promotes neighborhood harmony like a cookout, lunch will be provided in the play area adjacent to the pool starting at 11:30 A.M.

Please come out and join your neighbors for any or - better yet - all of the Clean-up, Fix-up, Eat-up Day activities.

### *SB 100 Update*

Senate Bill 05-100, which affects the governance and operation of homeowners' associations in Colorado, was fully implemented as of January 1, 2006. The Master Association has worked diligently to bring all policies and procedures into compliance. Please feel free to visit our website in order to view the new governing policies.

### *Design Review Reminder*

With good weather upon us, exterior improvements are beginning. These improvements need approval from the Architectural Control Committee as required in the Declarations of Covenants and Restrictions. In response to input from the residents, the Board is taking an increasingly dim view of projects that are undertaken without approval, including the implementation of fines. The intent is not to hinder freedom of choice, but to insure that such choices are in harmony with the overall standards of the development, which ultimately impacts property values. Design Review Request forms and the address to which they should be submitted for ACC consideration, may be found on the Ridgewood Hills website. Your requests will be processed very promptly so as not to hold up any proposed improvements.

### *Ridgewood Hills All- Neighborhood Garage Sale Date*

The Master Association is again sponsoring an all-neighborhood garage sale as a courtesy to residents who might otherwise plan and pay for advertising for separate sales. The date that was selected this year is Saturday, June 10. The Association will provide for announcements and signage; all you have to do is haul those good items out into your garage or driveway and collect the money!

### *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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#### Members

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**Darren Conradson**

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treasurer@ridgewoodhillshoa.org

## *Annual Election of Delegates and Board Members*

On March 28<sup>th</sup> the annual Master and Recreation Association meetings were held for the purpose of electing delegates per the requirements of the Associations' Declarations of Covenants. New Delegates are elected every year, although Delegates may succeed themselves. There is one delegate each from Filings 1 and 2, two delegates from Filing 3 (because of its large size) and one delegate each from the sub-associations of The Peaks, The Commons and The Village. The Delegates serve two very important purposes - they ratify the annual budgets for the respective associations and they elect the members of the Board of Directors of those Associations. Also, because the Delegates must own property within the filings or sub-associations that they represent, they are really the elected representatives for their neighbors, who should not hesitate to contact their elected Delegates if they wish to express any concerns about the management of Ridgewood Hills. The recently elected Delegates for the upcoming year and their e-mail addresses are:

Filing 1	Mike Farrell, <a href="mailto:mikefarrell@yahoo.com">mikefarrell@yahoo.com</a> < <a href="mailto:mikefarrell@yahoo.com">mailto:mikefarrell@yahoo.com</a> >
Filing 2	John Toliver, <a href="mailto:jtoliver@soft-spec.com">jtoliver@soft-spec.com</a> < <a href="mailto:jtoliver@soft-spec.com">mailto:jtoliver@soft-spec.com</a> >
Filing 3 #1	Ann Robbins, <a href="mailto:alizrobb@excite.com">alizrobb@excite.com</a> < <a href="mailto:alizrobb@excite.com">mailto:alizrobb@excite.com</a> >
Filing 3 #2	Jeff Fugate, <a href="mailto:j_fugate@comcast.net">j_fugate@comcast.net</a> < <a href="mailto:j_fugate@comcast.net">mailto:j_fugate@comcast.net</a> >
The Commons	Tony McColl, <a href="mailto:TmcColl60@msn.com">TmcColl60@msn.com</a> < <a href="mailto:TmcColl60@msn.com">mailto:TmcColl60@msn.com</a> >
The Peaks	Open (please contact any of the other delegates or the Community Manager if you live in the Peaks and wish to serve as the delegate).
Ridgewood Village	Don Wells, <a href="mailto:eviewells@aol.com">eviewells@aol.com</a> < <a href="mailto:eviewells@aol.com">mailto:eviewells@aol.com</a> >

On April 25<sup>th</sup> the Delegates gathered in order to fill two vacant Master Association Board of Directors' seats. The Master Association Board of Directors is charged with the actual management of Ridgewood Hills and is made up of seven members, elected to staggered, three-year terms. Like the Delegates, these are volunteer positions. The Board meets at least monthly and, both during its meetings and via communications in between meetings, conducts any and all necessary business of the Master Association. In addition to attending meetings, each Board member also chairs a number of permanent (e.g., Beautification, Newsletter, Architectural Control) and/or ad hoc (e.g., Speed Humps, Developer Relations, Insurance, Tree Maintenance, Investments) committees. The Board has also contracted with MSI, to handle certain day-to-day operating activities of the Association and Ridgewood Hills. The names and contact information for the Board members and the Community Manager assigned to Ridgewood Hills by MSI are listed on the every newsletter. The two newly-elected Board members, both of whom were re-elected after serving previous terms, are Howard Dimmick and Phil Goldstein.

As mentioned above, the Delegates also elect the Board and ratify the budget for the Recreation Association. The Recreation Association manages the pool and adjoining play area. No Recreation Association Board positions were up for election at this time. If you have any questions about the Recreation Association you may direct them to the Community Manager or to Master Association Board Vice President Chad Hendricks, who also serves as President of the Recreation Association.

Congratulations to all of the newly elected Delegates and Board members and thank you for agreeing to serve Ridgewood Hills.

### *Speed Hump Update*

Back by popular demand, the speed humps will soon be reinstalled. By way of update, the requisite number of residents approved the installation via a petition drive, the City verified the approval process and the humps were installed in the fall. However, the quality did not meet Ridgewood Hills' high standards, they were removed in January and the contractor did not charge for the faulty installation. Meanwhile, based in no small part upon feedback that the Board has received from residents, the Board is now considering concrete humps as an alternative to asphalt in order to improve quality and appearance. The review process should be wrapped up in the next couple of weeks with installation following soon thereafter. As a reminder, when the humps are reinstalled the City-mandated speed limit over them will be posted as 15 MPH. Also, because the approval process allows for additional humps as deemed necessary, if you feel that you can cite any such needed locations, please do not hesitate to contact us. Meanwhile, excessive speed continues to be the most pressing problem in Ridgewood Hills. Please consider the safety of our children when you make a decision to exceed posted limits.

## ***Ridgewood Hills Elementary School Update***

As mentioned in the last newsletter, in last November's election voters in the Thompson School District approved the tax increase proposal to construct a new elementary school on the District-owned land adjacent to the City park at the south end of Avondale. However, the additional tax increase that would provide for the operating costs was defeated. If you would like to assist with the efforts to pass the new mill levy, you may contact Ridgewood Hills resident Aimee Foster, 225-2777 or [steveaimee@yahoo.com](mailto:steveaimee@yahoo.com).

## ***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 regard to the former, offenders have been fined and you are encouraged to continue to report such offenses to us; your contacts will of course be treated confidentially. In regard to the latter, you are encouraged to contact Fort Collins Animal Control, at 226-3647, who will corral the wayward strays.

## ***Flower Planting and Tree Maintenance***

You will soon see new flowers once again added to the Avondale entry area, courtesy of the efforts of a resident committee working in conjunction with the Associations' landscapers. Also, thanks to the expertise and good advice of Board member Roberto Avila, the Association is actively maintaining the development's trees, including aggressive pest control where needed.

## ***Ridgewood Hills Website***

Don't forget that you can also visit our website, [www.RidgewoodHillsHoa.org](http://www.RidgewoodHillsHoa.org), for more information, including a handy means of contacting Board members. Please remember that while every effort is made to keep the website updated, its maintenance, like the management of the entire development of Ridgewood Hills, is made up of unpaid volunteers for whom these duties are in addition to their "day jobs".

## ***Call for Resident Involvement***

Speaking of unpaid volunteers, the Master Association Board welcomes the involvement of other residents in the many and varied affairs of the operation. Like many such organizations, the Board is most receptive to input from constituents who get involved.

### **Community Manager**

Russ Bartz  
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2725 Rocky Mt. Avenue #330  
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970-663-9688  
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RBartz@msiho.com  
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### **Mailing / Billing Address**

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# Ridgewood Hills Recreation Association Special Pool Addition

## Recreation Association Board of Directors

### **President**

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### **Members:**

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### **Community Manager:**

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## Lap Lanes

There has been increasing interest expressed by the Recreation Association Membership in lap swimming. The pool has acquired lap lane dividers. A lifeguard will put one in place upon request and will also keep non-lap swimmers out of the lane while it is being used for that purpose. Meanwhile, each evening from 8-9 P.M. has been designated as a formal lap swimming time when more – but not all – of the pool will be dedicated to lap swimming.

## Vandalism

The Recreation Association is taking very seriously some acts of vandalism that have occurred in the last few months. The appropriate authorities have been contacted and modifications to the facility have been made to discourage future problems. However, if you see anyone or anything suspicious at the property, or have any information that will be helpful in identifying those responsible for past acts, please contact the police or any members of the Association Board of Directors.

## 2006 Assessments

The 2006 Ridgewood Hills Recreation Association assessments were due on April 1. Membership in the Recreation Association is mandatory for homeowners in Filings Two and Three. Filing One, The Commons, Ridgewood Hills Village and the Peaks at Ridgewood have the option of joining each year. You should have received a payment coupon in the mail in December to facilitate your remittance. Thank you if you have already sent in your payment. If you have not done so, please remember that a \$25 late fee is charged for each month of account delinquency. If you have any questions about these assessments please contact Tina Carson at MSI, Accounts Receivable, (970) 635-0498.

## Pool Clean-up Day With Picnic Lunch

In conjunction with the Master Association-sponsored Adopt-A-Street clean-up on May 13, the Recreation Association will be hosting a pool clean-up, which will commence immediately following the Adopt-A-Street, at about 10:30. A cookout lunch will be provided in the play area adjacent to the pool starting at 11:30. The facility's restrooms, guard stations and vending rooms have been repainted and volunteers are needed to give the facility a general cleaning in time for the pool opening on Saturday, May 27. Based upon membership input, the Board of Directors has also purchased some new tables and chairs. Assistance is needed to assemble them and sort through which of the old furniture can be discarded. Speaking of discarding things, as noted in the Master Association Newsletter, dumpsters are to be placed outside of the pool complex for residents to dispose of large items (no chemicals, paint products, automotive fluids, Freon-filled appliances or tires please). The dumpsters, courtesy of Gallegos Sanitation and the Master Association, will be available from 10:00 A.M. until 1:00 P.M., and will be emptied as necessary. Please come out and join us for either or both clean-up events and meet your neighbors for an enjoyable picnic lunch.