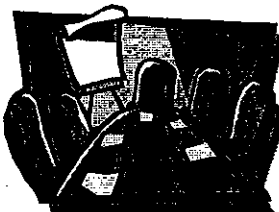




# Ridgewood H I L L S

## New Delegates Elected at Annual Meeting

The Annual Meeting of the Master Association was held on April 8<sup>th</sup>, at which time the Delegates representing the three filings and the three sub-associations within Ridgewood Hills were elected by the residents who were present. There are a total of seven Delegates, one each from Filings #1, #2, The Peaks, The Village and The Commons, and two from Filing #3



(because of its size). The governance structure of the Master Association calls for resident owners to elect the Delegates. The Delegates then are charged with three functions over the course of their one-year term: they review and ratify the proposed budget for the Master Association; they review and vote on certain types of legislation as proposed by the Board of Directors; and, they elect members of the Board of Directors of the Master Association for any open seats. The budget ratification process takes place around the first of the calendar year. The legislative process is ongoing as needed. The Board elections will take place most likely in either June or July, depending upon the availability of the Delegates. There are two Board seats that will open this year. Residents who are interested in running for election to these volunteer positions on the Board may contact Management Specialists for an application, which explains the obligations and commitment that Board service entails. Delegates that were elected at the annual meeting are, Filing #1, Mike Farrell; Filing #2, Howard Dimmick; Filing #3, Michael Castell, and Chad Giron, The Peaks, Don Goldstein; The Village, Don Wells; The Commons, Mike Roggy.

## Self Help Amendment Passed

The outgoing delegates recently passed legislation that was initiated by the Board to give the Association the authority to keep up the exterior appearance of properties that remain vacant for an extended time due to foreclosures or abandonment. The cost of mowing, lawn watering, removal of weeds, trash or unauthorized improvements, plus any other necessary maintenance until the property is sold, will be passed along to the owner, not borne by the Association. The Board thanks those residents who have brought these properties to its attention and encourages residents to continue to do so.

## Conduct of Meetings Policy Passed

In its continuing effort to improve how business is conducted on behalf of the Association, the Board of Directors recently reviewed and revised the formal policies that spell out how Board, Delegate and Annual meetings are conducted. These policies are particularly helpful in providing an opportunity for resident owners to address concerns with the Board and are available for your information through MSI.

## Garage Sale Date Set

Mark your calendars and mark prices on all of those unwanted treasures because June 7<sup>th</sup> is the date for the annual Ridgewood Hills Garage Sale. The Master Association sponsors this all-neighborhood sale, which will run from 9:00 a.m. until 6:00 p.m., by paying for ads in the local papers and posting signs at the entrances. Take advantage of the free advertising and the many potential customers by setting up in your driveway or garage.

## 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@ridgewoodhillshoa.org

### Secretary

**Phil Goldstein**

501 Ramah Drive  
Fort Collins, CO 80525  
(970) 266-8398

secretary@ridgewoodhillshoa.org

### Treasurer

**Howard Dimmick**

7015 Avondale Road  
Fort Collins, CO 80525  
(970) 223-1625

treasurer@ridgewoodhillshoa.org

### Members

**Don Wells**

512 Yuma Court  
Fort Collins, CO 80525  
(970) 207-1602

dwells@ridgewoodhillshoa.org

**Roberto Avila**

7238 Woodrow Dr.  
Fort Collins, CO 80525  
(979) 223-7257

ravila@ridgewoodhillshoa.org

**Jeff Pagani**

7232 Matheson Dr.  
Fort Collins, Co 80525  
(970) 229-0973

JSPagani@LPBroadband.net

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

On Saturday, May 17, you will again have a chance to improve the appearance of the main entrance to Ridgewood Hills, as well as help the Recreation Association get ready for the pool opening plus get rid of any large items that would otherwise not be picked up on trash day. Leading off the day – see the enclosed flyer – is the Adopt-A-Street trash pickup at 9:00. Last Spring's pickup broke the record for resident turnout, thus the clean-up was completed in just under an hour. Following the Fall AAS, in recognition of the start of five years of this worthwhile endeavor, the Board voted to provide gift certificates to the Olive Garden restaurant to all participating resident families as a token of its appreciation.

Also that day, starting at 10:30 a.m. the Recreation Association could use some volunteers who have a special interest in the pool and play areas to help with some minor volunteer labor to get that facility ready to open on May 24th. The projects slated for this event are simple. Help is needed with minor cleaning, repair and setup of furniture, cleaning the pool deck and general tidying up. The Ridgewood Hills Recreation Board anticipates that these projects will take no more than an hour.

The day also marks the third year that the Master Association, in cooperation with Gallegos Sanitation, the official trash hauler of Ridgewood Hills, will have large dumpsters available for Ridgewood Hills residents. No non-Ridgewood Hills users please. They will be located on Avondale Road near the pool, from 8:00 a.m. until 1:00 p.m.. Please no chemicals, automotive fluids, paint products, Freon filled appliances, or tires. These items are prohibited in the general land fill where these dumpsters are emptied.

Finally, to finish off the day, pizza and soda will be provided in the play area adjacent to the pool starting at 11:30 a.m. for any Ridgewood Hills resident owners who have volunteered to help with the Adopt-A-Street or Pool Cleanup.

## Want to Have a Say?

In any organization, and especially volunteer-run ones like Ridgewood Hills, constructive criticism is welcome and encouraged. However, the job of managing the affairs of a development of this size, particularly for Delegates and Board members who usually all have day jobs as well, is time consuming and extremely challenging. Without the help of other residents who are willing to serve on committees and participate in the various special events, the job is even harder. The kind folks who help out with these endeavors not only find that they have invested in the welfare of the community, but also find that they have a greater say in the affairs of the community. So if you want to earn the credibility to get heard, get involved in some productive way.

## Signage Courtesy

Residents are reminded again to please not post signs and notices on mailboxes, light posts or trees. This is unsightly and posting on mailboxes is a violation of postal regulations. Door-to-door drop-off of fliers is acceptable (but be mindful of the City ordinance that prohibits soliciting where no-soliciting signs are posted) and the Master Association offers free posting of commercial and other notices on its website – see *Yellow Pages* on RidgewoodHillsHoa.org. If you find signs affixed to mailboxes that you use or light posts and trees you pass, please help the effort by removing them at the soonest opportunity. Regarding yard sale signs at the neighborhood entrances, the in-ground or free-standing signs are preferred to signs taped to the light and sign posts, and please remember to remove all signs immediately after the event. Finally, real estate signs (other than notices of open houses occurring on the day the sign is posted) are prohibited anywhere other than one sign immediately in front of the residence.



## Community Manager

Russ Bartz  
MSI, LLC

2725 Rocky Mt. Ave. #330  
Loveland, CO 80538-2220  
(970) 663-9688  
(720) 974-4447 fax  
RBartz@msiho.com  
www.msihoa.com

## Mailing & Billing Address

MSI, LLC  
390 Interlocken Crescent  
Suite 500  
Broomfield, CO 80021-8041  
(303) 420-4433  
(303) 420-6611 fax  
www.msihoa.com

## 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.

## How to Stop Unwanted Newspapers

As mentioned in the last newsletter, the Board receives a lot of calls asking it to intercede to stop the delivery of the various free publications that end up cluttering driveways and streets. While the good news is that one of the two regular free publications, *Fort Collins Now*, has yielded to public pressure to distribute instead via the mail, the bad news is that the Board cannot insist that publishers refrain from delivery of the remaining other regular paper, *RH Weekly*, to all of Ridgewood Hills, as some residents do wish to receive it. However, a simple phone call to the paper at 635-3660, is all that is needed to insure that you are no longer on the delivery list.

## Speed Abatement

What more need we say but SLOW DOWN? Residents continue to report close calls, particularly with children and pets. The Board is presently considering any and all other options to deal with this most persistent problem. The Board is also engaged in discussions with the Thompson School District and the City of Fort Collins on ways to deal with the additional hazard associated with the impending opening of Coyote Ridge Elementary School.

## Having Trouble with Payments?

Despite one's best intentions, circumstances sometimes make paying one's bills, including the Association's annual fees and other assessments or fines, difficult. The Board of Directors has and will continue to try to make accommodations for such problems. However, there is little that can be done after the fact. If you would like the Board to consider allowing special dispensation for late payments, please contact us in advance.

## The Scoop on Poop

It is hard to believe that there are residents who are so thoughtless as to not pick up after their pets, particularly when the Association actively maintains many pick up stations. What is gratifying are the increasing number of residents who are taking advantage of the Association's willingness to treat all reports of unscooped poop – via the website, e-mail or phone – anonymously, which leads to warnings and fines for the offenders.



## Tree Maintenance

If you attended the annual meeting and saw the slides, and even if you did not, you should join the Board in recognizing the efforts of Board member Roberto Avila, who has recently completed the first phase of the considerable and immensely valuable effort to accumulate information on every one of the 1094 trees owned and maintained by the Association. Roberto's work is useful in long-term planning, maintenance and replacement strategies.

## Ridgewood Hills

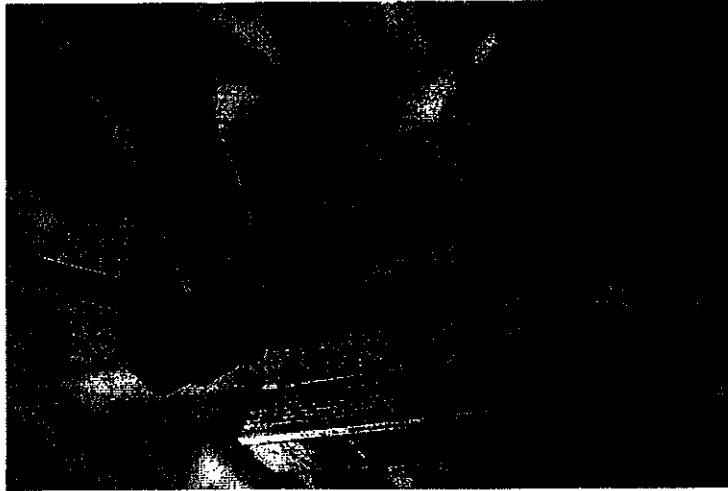
### 3<sup>rd</sup> Annual Neighborhood Night Out

The event that gets better every year will be held at the Recreation Association Pool on Tuesday, August 5, 2008, from 6:00 p.m. until 8:00 p.m. The event features treats and games for the kids. Volunteers and Street Leaders are needed. There will be an organizational meeting on Sunday, June 1, 2008 at the pool from 6 to 7 p.m. For additional information please contact Sandi Fugate at 226-6142 or email her at [j\\_fugate@comcast.net](mailto:j_fugate@comcast.net).



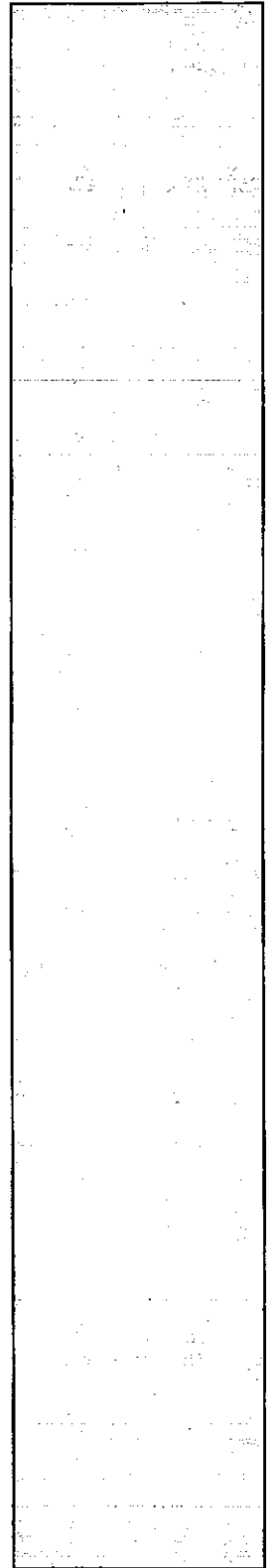
## Architectural Control Committee Notes

The ACC, like the Delegates and the Board of Directors, is made up of volunteers from the community who spend a considerable amount of time involved in architectural issues, which is a primary function of a master association and which ultimately helps to maintain the property standards, hence the property values, of the development. Spring is here and many residents are planning for work on their properties. It is essential to remember that very few exterior projects DO NOT require



advance approval. Please understand that the ACC, which takes its authority from the Board, would much prefer to help you expedite the approval process than to exercise its legal right under Colorado law to issue fines, including assessments of legal expenses, or mandate that projects that are not permitted under the Association's design covenants must be removed. Both recourses have, unfortunately, been utilized many times but could have been avoided if a Design Review Request (the form is on the website or available from MSI) had been submitted and approved BEFORE work was done. Although the law allows for up to 45 days for consideration of a proposal, the ACC has been processing requests much faster, often within as little as two weeks, with even faster consideration for emergency type projects. Some further information:

- Sheds must be of the same materials and color – siding and roof – as the exterior of the house, no higher than 8'6" and no larger than 120 sq. ft.
- If you are repainting your house in the exact same colors and pattern you do not need to submit a DRR; otherwise you do and clearly discernible paint samples and a description of the color scheme are needed. The body color should contrast with neighboring houses.
- While the First Amendment protects satellite dishes and certain other information transmittal devices, the Association has the right to be involved in placement decisions, primarily to see to it that such units are screened as much as possible from the view of neighbors and common areas.
- Approval is needed for basketball standards, whether permanently mounted on the house or a pole, or of the temporary, rolling variety. The latter may be required to be stored and not visible when not in use.
- Among other structural standards that the ACC will advise you of, hot tubs must be in the back yard, ground mounted and an integral part of the deck or patio. Among other structural standards, children's play sets must be in the back yard and not over ten feet.





# 2008 SUMMER SPLASH



970-482-9057 or 970-482-4839  
www.splashpoolservices.com  
info@splashpoolservices.com



## Ridgewood Hills Pool

7321 Avondale Rd.  
970-377-3037

### SEASON DATES

Saturday May 24—

Monday September 1

### HOURS OF OPERATION:

aily 5/24-6/8	10am-8pm
aily 6/9-8/10	10am-9pm
aily 8/11-8/24	10am-8pm
chool Days	3:30pm-8pm
eeekends 8/30& 8/31	10am-8pm
emorial/Labor Day	10am-8pm
h of July	10am-7:30pm

**\*\*The pool will not open until 2pm on July 8 due to the Splash Lifeguard Games. Look for**

### COMPUTERIZED ADMISSION SYSTEM

The purpose of this admission system is to ensure that your pool is used only by paying residents of the neighborhood. It is also used to determine staff scheduling and pool hours for future seasons. Please assist the lifeguard staff by *checking in and out* each time you attend the pool.

To ensure that all members currently in the system are residents of the community everyone is required to verify their residency prior to using the pool. Photos will not have to be retaken, we simply need a proof of residency. We highly encourage this be done on one of the following days:

Saturday May 10<sup>th</sup> from 9:00 a.m. to 1:00 p.m. or  
Sunday May 18<sup>th</sup> from 11:00 a.m. 3:00 p.m.

If you cannot attend one of the pre-verification days please notify a staff member that you need to be verified and they will assist you in making an appointment to do so. **All members must bring one of the following forms of proof of residence to the pre-verification days:**

- 1) Photo ID listing a Ridgewood Hills address.
- 2) Photo ID and a utility bill listing a Ridgewood Hills mailing address. The last name on the photo ID and utility bill must match.

Minor children without a photo ID will need to be accompanied by their legal guardian who does have a valid photo ID at the pre-verification day or upon the first time they visit the pool to verify their registration.

Anyone not wanting to have their photo in the data base will need to provide a valid photo ID every time they wish to use the facility.

***Thank you for your help!***

*If you have any questions about the Ridgewood Hills Recreation Association please call your Community Manager Russ Bartz at (970) 663-9688.*

### GUEST POLICY

### SWIMMING LESSONS

Welcome to the Splash Water Wise Program. Because space in this letter is limited, all participants will receive a detailed information handout upon registering for the program at the pool. This handout will address class cancellations, refunds, specific class requirements, etc. Please speak with the pool manager or any swim lesson instructor concerning questions you have or to verify the proper placement for your swimmer. Additional information is available on our website & will be available at the pool on opening day.

Amy Casady 482-9057  
[amy@splashpoolservices.com](mailto:amy@splashpoolservices.com).

### Session Dates:

Session 1	June 9-June 20
Session 2	June 23- July 4
Session 3	July 14-July 25
Session 4	July 28-August 8

▪ Classes cost \$30-\$40 per student per session. *Payment is due upon registration.*

▪ Classes run for 25-40 minutes between 8:00am and 10:00am Monday-Friday the first week and Monday-Thursday the second week. *This leaves the last Friday open for a make-in day*

## **CHILDREN & SAFETY**

**PARENTS: YOU ARE RESPONSIBLE FOR THE SAFETY OF YOUR CHILDREN.  
THERE IS NO SUBSTITUTE FOR YOUR CAREFUL SUPERVISION!**

For the safety and enjoyment of everyone, we insist that the pool and staff not be used in place of childcare. The Board of Directors requires that children be over 10 years old and able to pass a swim test conducted by the lifeguards to swim without a guardian present. In the event the pool must be closed due to inclement weather or other unforeseen circumstances, unattended children must have phone numbers on hand where an emergency contact person can be reached.

All swimmers who are dependent on flotation devices must be accompanied by a supervising guardian in the water. Children must be accompanied in the wader area at all times.

Thank you for helping us ensure your community's safety!



***Please make sure your kids understand the importance of SUNSCREEN!***

### **POOL PARTIES**

In order to allow flexibility and ensure member safety while accommodating parties it is ESSENTIAL for members to communicate directly with the pool manager.

The Ridgewood Hills Board of Directors has enacted the following policy regarding pool parties:

The pool can be reserved for private parties any night of the week from 8:00pm-10:00pm.

The fees to reserve the pool include:

- \$50 damage deposit, to be refunded 3 days after the party, payable to Ridgewood Hills HOA.
- A minimum of 2 lifeguards are required at all parties at a rate of \$16.50/hour/guard, payable to Splash Pool Services, Inc.

***Reservations must be made and payment must be received at least 1 week in advance of the party or it may be cancelled.***

***Please see the manager to schedule a party.***



### **INCLEMENT WEATHER and LIGHTNING POLICY**

If the outside temperature is below 65 degrees the pool will be closed. A sign will be posted on the gate to inform members of the closure.

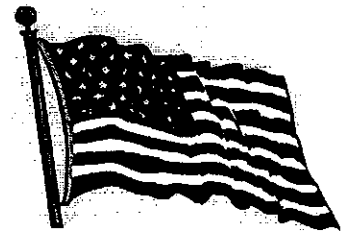
In the event of a thunder and lightning storm, the lifeguards will adhere to the National Lightning Safety Institute policy and require all swimmers to exit the water and remain out of the water for 30 minutes after the last sound of thunder. If the storm is extensive enough to hinder swimming for 60 minutes, the pool will close until the storm has subsided. For the safety of pool members and their guests the staff has the authority to clear the grounds and close the facility during any thunder or lightning storm.

**Please take pride in your facility. Teach your children to respect it too by picking up after yourself, your family and your guests.**

**Thank you.**

### **INDEPENDENCE DAY**

We will be celebrating the 4<sup>th</sup> of July with a POOL PARTY! The pool will be open from 10am-7:30pm on July 4<sup>th</sup>. The lifeguards will be hosting games and giving away prizes during the party from 12pm-4pm. Please bring lunch for your family.



### **WATER AEROBICS**

Please ask the lifeguards for information on our aqua fitness classes this season. Water aerobics classes will be held if there is enough interest. Additional details will be available at the pool.

