

Ridgewood Hills

Master Association News

www.RidgewoodHillsHOA.org

May 2010

Annual Meeting Recap

The Annual Meeting of the Master Association, as required by State law, was held on April 29, 2010 at the Fort Collins Marriott. In addition to an explanation of how the Association and its contracted management company, MSI, LLC, functions, including the obligations that the Association and the membership have to each other, Master Association President Mike Farrell provided a state-of-the-association rundown; which included accomplishments of the previous year and challenges and issues that are pending in the near and distant future. This was followed by the two main orders of business for each Annual Meeting, presentation of the budget for the current operating year, including a discussion of related issues, and election of Delegates to represent the membership.

The 2010 budget (which is available for viewing on the Association's website, www.ridgewoodhillshoa.org, along with other related financial information), was ratified by the outgoing Delegates on January 10, 2010. With assistance from Community Manager Russ Bartz and other members of the Master Association Board of Directors, President Farrell explained the process of and logic behind the development of the budget. Also explained was the fact that the Board will almost certainly be recommending to the Delegates for their consideration a 2011 budget that will see the first increase in annual assessments in Master Association history. Although the Association has operated with balanced annual budgets throughout its entire existence and maintains a satisfactory reserve fund, the inevitable inflation in expenses while revenue remains fixed (at 837 homes times the present \$300.00 assessment) means that annual transfers to the reserve fund are no longer of sufficient amount to keep the reserves at a prudent total, especially given some major reserve fund expenditures that are on the horizon. Foremost in this category is the long overdue improvement to the Hudson Detention Pond, which the Board has been seeking credible outside advice on for some time due to the extremely complicated nature of the problem, made more so by the number of governmental regulatory agencies that are involved. Other costly projects that will require reserve fund outlays are a continuation of ongoing common area fence maintenance and more eyebrow, curb and walkway concrete repairs. Development of future budgets will be in conjunction with the Association's 20-year reserve fund plan, which was one of the Board's accomplishments during the past year. The Board also is committed to recommending modest, but more frequent assessment increases going forward in order to keep the reserve fund healthy, thus avoiding major increases in any given year, let alone any special assessments.



The other main purpose of the Annual Meeting was to elect new Delegates to represent the three sub-associations and the three filings within Ridgewood Hills. A total of seven Delegate seats need to be elected annually, one each from The Peaks, The Village, The Commons and Filings #1, #2 and two from Filing #3 (because of its size). Resident owners

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*Master Association
Board of Directors*

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(970) 206-1582
president@ridgewoodhillshoa.org

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7015 Avondale Road
Fort Collins, CO 80525
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Access to all required documents and HOA-related policies can be found on your community's website: www.RidgewoodHillsHOA.org

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elect the Delegates and the Delegates then have two annual responsibilities – electing members to open positions on the Master Association and Recreation Association Boards (at a meeting yet to be scheduled for sometime this summer), and reviewing and ratifying the annual budgets of both Associations as prepared by their respective Boards (at a meeting in late fall or early winter) – and another, infrequent responsibility – reviewing and voting upon certain types of legislation as proposed by the Master Association Board. Any Ridgewood Hills homeowner, current on all assessments and other financial obligations and submissions, is eligible to submit an application to run for an open Delegate seat within one’s sub-association or filing. Applications for Delegate seats, Board seats and helpful background information on all processes and positions were sent out to every homeowner along with the notice of the Annual Meeting. Delegates that were elected at the Annual Meeting are: The Peaks, Joanna Yaromy; The Village, Don Wells; The Commons, Sharon Bradshaw; Filing #1, Mike Farrell; Filing #2, Howard Dimmick; Filing #3, Mike Castell and Frank Wagner. All of the Delegates ran unopposed for their seats.

Some other topics raised by the membership and addressed by the Board and the Community Manager during the meeting were:

- Speeding and other street safety issues. The Board is intent on making more progress in this regard but needs the community to press the City of Fort Collins for more enforcement.
- Hudson Court detention pond, as noted above. After protracted study and navigating of applicable governmental regulations, the Board is preparing to undertake a fix using reserve funds, but it is very costly.
- Design review guidelines. The Board has recently had to adopt more stringent sanctions in response to continued non-compliance with policies.

- Native area maintenance . The Board continues to get feedback from residents that clearly demonstrates no consensus on this issue. Help is needed to Chair a Committee for further review of the circumstances
- Pet dropping and off-leash issues. Contact the Community Manager with information as to the name and/or address of these discourteous neighbors and they will be contacted; your information will remain anonymous).
- A continued lack of participation by homeowners in Association affairs . The all-volunteer Board reiterated its call for help with its many obligations and again noted that homeowners who get involved earn the right to have a greater say in community governance.



Dumpster Day Announced/Shredder Available As Well

On Saturday, June 12, 2010, the Board of Directors of the Master Association, in cooperation with Gallegos Sanitation, the official trash hauler of Ridgewood Hills, will again have large dumpsters available for your unwanted item disposal convenience. These will be located near the pool from 9:00 a.m. until they become full or 1:00 p.m., whichever comes first. As an additional service to residents, Gallegos will have a document shredder on hand in the vicinity of the dumpsters, which may be used to shred important papers prior to disposal. Please do not dump any chemicals, building materials, stone or landscaping materials, car batteries, automotive fluids, paint products, Freon-filled appliances, tires or any hazardous materials. This courtesy is for Ridgewood Hills residents only and violations of these provisions will jeopardize future such events.



The Community Manager will soon begin sending courtesy notices to homeowners whose properties are in need of painting. The Association, under its governing documents dealing with unsightly property conditions, can insist that this problem be rectified. However, in deference to the difficult economy and despite a considerable number of complaints from neighbors of homes in need of improvement, the Board has chosen not to press this matter for some time now. Unfortunately, the complaints cannot be ignored any longer so please heed a notice if you receive one. If you wish to request special consideration due to economic hardship, make sure you do so as soon as you receive a notice rather than waiting until you receive a fine notice, which will follow an unheeded courtesy notice.

Spring Adopt-A-Street Attendees Recognized

Another successful Adopt-A-Street was held on Saturday, May 15, 2010 and the Master Association wishes to thank the following residents who participated in the trash pickup on Trilby from College to Shields:

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|------------------|---------------|-------------------|----------------|
| Julie Zinn Patti | Owen Vasby | Diane Peterson | Pam Allen |
| Grace Patti | Jeff Siener | Lydia Sweigart | Paul Wojciak |
| Hugh Metcalf | Andrea Siener | Mike Farrell | Anne Pielstick |
| Arlene Brock | Nathan Siener | Sandra Pilkington | Jerry Bucknall |
| Jacob Kelly | Jenna Siener | Judy Pearson | Amy Goldstein |

Ridgewood Hills Community Garage Sale Day

If you prefer to sell rather than throw away your unwanted stuff, Saturday, June 12, 2010 is also the date for the Annual Ridgewood Hills Garage Sale. The Board of Directors of the Master Association sponsors this all-neighborhood sale. It will run from 9:00 a.m. until 3:00 p.m. The Board is paying for ads in the local papers and posting signs at the entrances. Take advantage of the free advertising and the eager and plentiful customers by setting up in your driveway or garage.



Covenant Enforcement

The enforcement of existing Covenants by any organization is always an unpleasant task, especially so for the Board of Directors and Community Manager of the Ridgewood Hills Master Association. Please be assured that we wish to be courteous and fair while simultaneously seeking cooperation on matters that affect the overall integrity and appearance of Ridgewood Hills. Did you know that it is a violation of the Association's legal documents to leave a trashcan in public view other than on the actual trash collection day? Having excessive newspapers, a car top carrier, lumber, lawn and garden equipment, or other supplies left outside your home in plain view are all considered unsightly storage violations. During summer months violations tend to increase for properties that lack proper landscape maintenance. Weeds, dead plants, un-mowed or excessively dry lawns can all lead to the issuance of a landscape maintenance violation notice. Please remember that recreational vehicles as well as utility trailers and similar conveyances can only be in the development for forty-eight hours in any seven day period. The preceding are just a few examples of some problems to avoid. Covenant compliance helps protect property values, something that is particularly important with the current downturn in the housing market. Please do your part this summer to keep your property in compliance with our legal documents. Not only will this help protect everyone's property values, but it also helps to ensure that Ridgewood Hills continues to be a great place to live.

Signage Courtesy

Residents are reminded again to please not post signs and notices of any kind on mailboxes, light posts, stop signs 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 www.ridgewoodhillshoa.org. If you find signs affixed to mailboxes that you use or posts and trees you pass, please take the initiative by removing them yourself. 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. Please remember to remove all signs immediately after the event. Finally, real estate signs are prohibited anywhere except for one sign immediately in front of the residence, (other than notices of open houses occurring on the day the sign is posted). The Community Manager has been directed to send notices and/or to insist upon removal of signs that violate these policies.



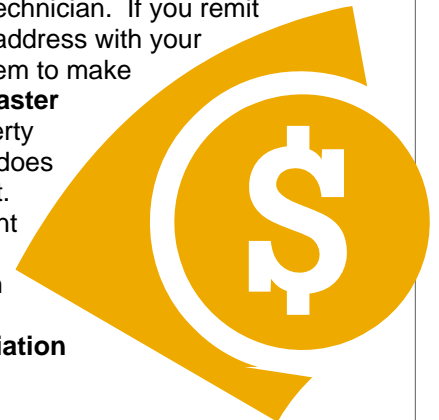
Gone to the Dogs

We are pleased to report that plenty of residents have begun taking us up on our offer to send fine notices to dog owners who fail to de-poop. Keep those anonymous reports, via e-mail or phone, coming in and help keep Ridgewood Hills from going to the dogs. Pick-up bags are provided by the Master Association at many open spaces. Also, remember that City Code prohibits pets off leash when outdoors. You may report such violations to the Larimer Humane Society (970) 226-3647 or to MSI, LLC Community Managers Russ Bartz rbartz@msiho.com

Please Note – New Address for Assessment Remittance

The mailing address has changed for remittance of your annual assessments. Please make note of this whether you mail your remittance or pay on-line. The new address is printed on your 2010 assessment coupon book. Please be sure to include your payment coupon with your check. If you need additional coupons, please contact our management company offices at (303) 420-4433 and speak to an Accounts Receivable Technician. If you remit on-line you will need to change the address with your bill pay service as well and direct them to make the payment to **Ridgewood Hills Master Association** and include your property address on the check as your bank does not send a coupon with the payment. This will help in posting your payment correctly. As of July 1, payments sent to any other address other than the following will be returned to you:

Ridgewood Hills Master Association
c/o US Bank
P.O. Box 54136
Los Angeles, CA 90054-0136





Architectural Control Committee Information

In response to continued non-compliance with the requirement that most exterior improvements require advance approval, the Board of Directors recently enacted more stringent sanctions for failure to adhere to the policy. These sanctions are included in a newly revised Covenant and Rule Enforcement Policy that is posted on our website for your review. The Architectural Control Committee (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. This is a primary function of a Master Association and ultimately helps to maintain the property standards, hence the property values, of the development. 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 (DRR; 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. If your DRR is COMPLETE when submitted, the turn-around time is much shorter than if the ACC needs additional information.

Coyote Ridge Elementary Seeks Volunteers/PTO Announces Two Events

The Coyote Ridge Elementary School Accountability Committee is looking for one or two adult volunteers who DO NOT have children attending the school to serve on the Committee for a one year term. The meetings are held at the school the last Monday night of each month from 7:30 p.m. to 8:30 p.m., August to May. The Committee is required by state law pertaining to school accountability. For more information please contact Drew Whelchel, 685-4282, or whelchelfamily@gmail.com.

The Coyote Ridge Elementary School PTO invites all Ridgewood Hills residents to participate in two events: On Tuesday, July 13, 2010, at 6:00 p.m., they are hosting the Coyote Ridge Summer Community Social at Homestead Park, just north of the school. Attendees should bring dinner and a picnic blanket, while ice cream will be provided. To assist with the games that will be held or for more information, please contact Susan at theruffhouse@hotmail.com. On Saturday, August 28, 2010, at 8:00 a.m., at the Mariana Butte Golf Club in Loveland, the PTO will hold the inaugural Coyote Ridge Elementary School Open Golf Tournament, a four-player scramble that features the \$1 Million Shootout, the \$10,000 Putt and a barbeque. For more information on this event regarding registering, volunteering, or becoming a corporate sponsor: Jen Gamez, 689-3690; Anthony Cisneros, 292-8926; www.cresopen.com; info@cresopen.com.



Roof Shingle Issues

Although such matters are not within the purview of the Association, as a courtesy to the membership if you have issues with defective CertainTeed shingles on your home, the Association refers you to the following website, which may provide helpful information: www.certainteedshinglesettlement.com.

Need Help Paying Association Assessments?

The Master Association Board understands that sometimes circumstances make paying one's bills, including the Association's annual fees and other assessments or fines, difficult. The Board of Directors has the ability to make accommodations for such problems. However, the Board has little recourse if you ignore the problem until AFTER you receive a late notice. If you would like the Board to consider allowing special dispensation for anticipated late payments, please contact us IN ADVANCE of payment deadlines.

Farewell from Master Association News Editor

It has been my pleasure to serve on the Master Association Board of Directors since its inception over seven years ago and to write and edit this newsletter during its entire history in its current format. This issue is my last as my wife and I will soon be moving to another area residence, but I will always have fond memories of my first

Colorado home and Ridgewood Hills. I will also treasure the opportunity that I was given to serve the Association and the friendships that I have made in the course of that service, especially with my fellow Board members. We frequently agreed on issues and relished the harmonious productivity. We sometimes disagreed passionately and bemoaned the fact that our volunteer service felt more like our real jobs. But mostly we did some very good work under usually thankless circumstances. There have been only eleven different residents willing to fill the seven Board seats over the years, not because we craved spending untold hours doing all of the hard work behind the scenes that is necessary to make Ridgewood Hills a desirable place to live, but because getting involved is the best way to have a say in the affairs of the Association. So, as I end my tenure on the Board and with this publication, I wish to thank those of you who have pitched in and helped with various Association endeavors. I especially want to thank those whose names you will find in this and previous newsletters as attending Adopt-A-Street, particularly a few kind folks who almost always participated. I encourage the rest of you to get involved as well. It can only make Ridgewood Hills even better. Thank you for allowing me to serve. Yours truly, Phil Goldstein.

