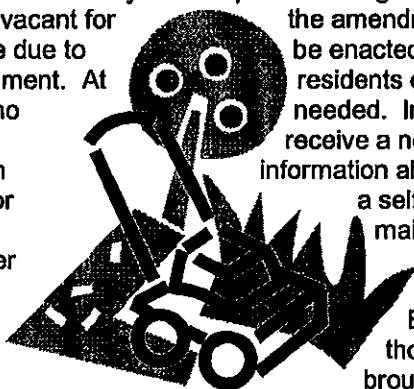


Abandoned Property Covenant Adoption Proposal

The Master Association Board of Directors is about to begin an initiative that would give the Association the authority to address the problems that inevitably occur when properties remain vacant for extended periods of time due to foreclosures or abandonment. At present, the Board has no ability to address these eyesores, some of which have remained vacant for over a year. An amendment to the Master Declaration of Covenants is being drafted which would allow the Association to contract for mowing, lawn watering, removal of weeds, trash or unauthorized exterior improvements, as well as any other maintenance that would be



necessary until the property is sold. The costs of such maintenance will not be borne by the Association, but will be passed along to the owner. In order for the amendment to the Covenants to be enacted, a two-thirds vote of all residents of Ridgewood Hills is needed. In the near future you will receive a notice that gives you more information about this initiative, including a self-addressed, stamped mailer on which you may vote for or against this measure. Meanwhile, the Board wishes to thank those of you who have brought these abandoned properties to its attention and encourages you to vote in favor of giving the Board the authority to take action to keep our neighborhood looking its best.

Fall Adopt-A-Street Scheduled for October 27

The spring Adopt-A-Street day broke the record for resident turnout; hence, the cleanup was completed in just under an hour, also a record. The enclosed flyer has more information about the next clean-up date. Please come out and join your neighbors in this worthwhile endeavor.

Don't Care for Those Extra Newspapers?

The Master Association Board has received a number of calls asking if it can do anything to prevent the delivery of the various free publications that end up cluttering driveways and streets. Unfortunately, the Board cannot insist that the publishers refrain from delivery to the entire neighborhood since some residents do wish to have the papers. However, a call to the circulation office of the publication is all that is needed to stop delivery of future papers. The two publications that are presently delivered and the phone numbers to call to request that they cease delivery are as follows: *Fort Collins Now*, 484-1116, and *RH Weekly*, 635-3660. Also, while we are on the subject of newspapers, it's a good idea while away on business or vacation to have a neighbor collect them or take advantage of the paper's hold services—often online—as accumulated newspapers are an invitation to thieves.

Dog Waste Problems (Still) Persist

Believe it or not, there are still pets out there that continue to be embarrassed by owners who fail to pick up after them. Please do your pets (and your neighbors) a favor and scoop that poop.

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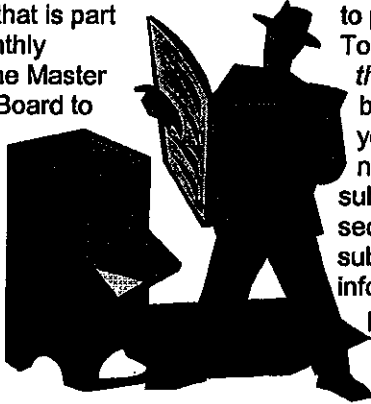
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Two New Ridgewood Hills Newsletter Features

Your newsletter editorial staff wishes to announce two new features on a trial basis: *Ask the Board* and *Who's Who in the Neighborhood*. The former is an opportunity for residents who do not want to take the time to attend the open forum that is part of every monthly meeting of the Master Association Board to still have a chance to have issues or questions addressed by the Board via a newsletter article. The latter is an opportunity for the entire neighborhood



to recognize the notable accomplishment(s) of a fellow Ridgewood Hills resident, also in a subsequent newsletter. To have any issues or questions addressed in an *Ask the Board* article, send your inquiry to president@ridgewoodhillshoa.org. To suggest a subject for *Who's Who in the Neighborhood*, send some brief background information along with your contact information (phone number and email address) and the subject's contact information to secretary@ridgewoodhillshoa.org. The subject will be contacted for specific information and approval prior to publishing the story in a subsequent newsletter. If you do not have email, please call the appropriate phone number that is listed on the front page.

Signage Courtesy

Residents are again reminded to please not affix notices and other signs on mailboxes, light posts or trees. This is unsightly and posting on mailboxes is a violation of postal regulations. Door-to-door delivery of flyers is OK and the Master Association offers free posting of commercial or other notices on its website—see *Yellow Pages* on RidgewoodHillsHoa.org. Residents are encouraged to remove any notices that are improperly affixed. Regarding yard sale signs at the neighborhood entrances, the in-ground signs are preferred as opposed to taping them to signposts, and please remember to remove your 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 immediately in front of the actual residence (and only one sign please).

Get Involved and Get Heard

As anyone who has served on a volunteer board or committee will tell you, constructive criticism goes hand-in-hand with credibility. In other words, the best way to have a say in the affairs of Ridgewood Hills is to get involved in one or more of the many Association committees or special events. By doing so, you will gain valuable insight into how hard the volunteer Master Association Delegate, Board and committee members work on behalf of Ridgewood Hills. And, by doing so, you will have a greater opportunity to have any concerns you might have heard and addressed.

Tree Data Collection Notification Update (and Winter Planting and Pruning)

As mentioned in the July newsletter, Board Member Roberto Avila has volunteered to collect statistical and health data on the Association's trees that will be extremely useful in long-term planning and replacement strategies. If you are interested in helping with this project or wish to report any information about our trees, please contact our Community Manager, Russ Bartz, at 663-9688. Also, don't forget that fall is a great time for planting and pruning of trees and shrubs as cooler weather puts less stress on them. Generally, getting plantings in by November is preferable, while bulbs should be in by mid-October.

Community Manager

Russ Bartz

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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 Reminders

It would not be a newsletter if there was not a published reminder of the need to obtain advance approval for most every exterior improvement via the submission of a Design Review Request form, which may be found on our website. Although the Architectural Control Committee and the Board would much prefer to spend more time on positive endeavors for the good of the Association, the considerable amount of fine revenue that is collected every year is testament to the number of residents who still have not gotten the message. Meanwhile, many thanks to the vast majority of you who do comply with ACC guidelines.

Election Sign Season is Here

With the approach of city elections, we are providing the Association rules, which are in keeping with state law, regarding political signs. Signs may go up in residential yards only—not in common areas—no sooner than 45 calendar days before the election, must be removed no later than 4 calendar days following the election, may be no bigger than 8 square feet of face area, and must be unlighted. There may be only one sign per candidate or ballot issue.

Recreation Association News

The Recreation Association Board of Directors has recently adopted a new set of pool rules and regulations in order to bring them into compliance with the legally required Covenant enforcement policy. The new rules and regulations along with the Covenant enforcement policy may be found on the Recreation Association's website at www.msihoa.com. Any comments or questions about these may be directed to Community Manager Russ Bartz.

Let It Snow

If October has arrived then the first snowfall cannot be far off. For handy reference once the snow falls, we are providing the Association's snow removal guidelines.

Mill Brothers Landscaping is contracted for snow removal of the Association-owned walks and common drives—the areas that are not the responsibility of the city or individual homeowners. Snow will be removed from sidewalks if 2 inches or more fall. Walking trails will be cleared after the sidewalks. Snow will be removed from the eyebrows along Avondale after 4 inches fall. The process will begin as soon as possible after snowfall ceases and Mill Brothers has up to 8 hours to



complete the work. With large accumulations, if snow is still falling at 6:00 a.m., a first pass may be done with a return visit when the snow stops. Walks in front of individual family homes and driveways are the responsibility of each homeowner, unless you live in the Ridgewood Commons, Ridgewood Village or the Peaks at Ridgewood. The city's snow hotline at 416-2686 may be called to anonymously report residents who do not shovel their sidewalks within a reasonable time period. If you have any concerns about snow removal, please call Community Manager Russ Bartz. If you live in the Commons, Village or Peaks, please direct snow removal questions to your Sub-association's property manager. Questions about street snow removal should be directed to the City of Fort Collins.

ADOPT-A-STREET

To: All Ridgewood Hills Residents

From: Ridgewood Hills Master
Association



What: City of Fort Collins' Adopt-A-Street Program

When: Saturday, October 27, 2007, 9:00 a.m.

Where: Meet at the Avondale entrance off Trilby

For the last four years, the Ridgewood Hills Master Association Board of Directors, in conjunction with the City of Fort Collins Street Operations Department, has adopted Trilby Road, between College Avenue and Shields Street. The groups that participate in this worthwhile program volunteer their time to pick up trash along a section of a city street three times during the year. The city provides trash bags and picks up the filled bags. Signs are presently posted by the city at both ends of the street acknowledging the contribution of the Ridgewood Hills residents.

The next scheduled pick-up will be Saturday, October 27, at 9:00 a.m., and the assistance of you and your family is greatly appreciated. It should take the volunteers no longer than one hour.

Gloves are recommended for the trash pick-up, which will be held rain or shine. For more information please call Adopt-A-Street Coordinator Phil Goldstein, 266-8398. Please lend your support to this event to help beautify the main entrance to our properties.