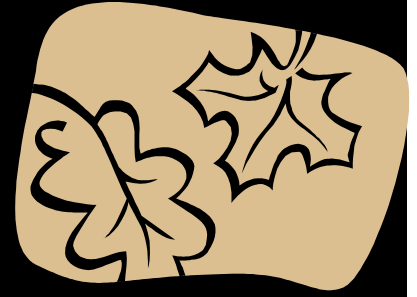


# Ridgewood Hills

## Master Association News



### SB 100 & Election Signs

On June 6, 2005, Governor Owens signed Senate Bill 100 into law. This extensive and complex bill affects many aspects of the operation and governance of homeowners' associations within Colorado. You may obtain the complete text of the bill and other pertinent information at [www.ortenhindman.com](http://www.ortenhindman.com).

The Ridgewood Hills Master Association Board of Directors is in the process of reviewing all requirements of SB 100 in order to insure that our association is in full compliance. The Board will be keeping you informed of all changes as they are enacted.

One of the more time-sensitive requirements of SB 100, with the election date of November 1 approaching, deals with the rights of association residents regarding the display of political signs. In the context to which the following guidelines apply, political signs are defined as signs that carry a message intended to influence the outcome of an election, including supporting or opposing the election of a candidate, the recall of a public official, or the passage or rejection of a ballot issue. In order to bring the current signage policies into compliance with SB 100, the following is effective immediately:

- ⊛ Political signs are permitted to be displayed no more than 45 days prior to election day and must be removed no later than 7 days following the election.
  - ⊛ During the time period in which the display of signs is permitted, there may be only one professionally-made sign per political office or ballot issue at any one time.
  - ⊛ Signs may not be larger than 24 inches by 36 inches.
  - ⊛ Signs may be posted in a window or on the homeowner's property. They must be at least two feet back from sidewalks and may not be on the property between the sidewalk and the street.
  - ⊛ Signs may not be posted on greenbelts, other common spaces or in parks.
- Please note that these changes apply only to political signs. All other restrictions dealing with signage remains unchanged

### Opening on the Board of Directors

The Board will be reviewing prospective Board applications at its meeting on September 20, 2005 so if you are interested in filling this position please call or e-mail Russ Bartz at [RBartz@Managementspecialists.com](mailto:RBartz@Managementspecialists.com) (970) 663-9688 no later than September 19, 2005. You may be required to attend the Board meeting at 7:00 on September 20, 2005 in order to be considered.

### Adopt-A-Street

The next Adopt-A-Street trash pickup is scheduled for Saturday, September 24, at 9:00. Please see the enclosed flyer for more information.

### Pool Survey

Enclosed with this newsletter is an End of Season Member Evaluation for the 2005 pool season. Please fill it out and send it to your Community Manager Russ Bartz at:

**Management Specialists, Inc.**  
390 Interlocken Crescent  
Suite 500  
Broomfield, CO 80021-8041  
(303) 420-6611 fax

These surveys will be compiled and forwarded to Splash Pool Services so Splash can evaluate the service they provide to the Ridgewood Hills Community.

### Master Association Board of Directors

#### President

**Mike Farrell**

518 Ramah Drive  
Fort Collins, CO 80525  
(970) 206-1582

[president@ridgewoodhillshoa.org](mailto:president@ridgewoodhillshoa.org)

#### Vice-President

**Chad Hendricks**

314 Peyton Drive  
970-420-1316

[vicepresident@ridgewoodhills  
hoa.org](mailto:vicepresident@ridgewoodhills<br/>hoa.org)

#### Open Position

#### Secretary

**Phil Goldstein**

501 Ramah Drive  
Fort Collins, CO 80525  
970-491-1446

[secretary@ridgewoodhillshoa.org](mailto:secretary@ridgewoodhillshoa.org)

#### Members

**Don Wells**

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

[dwells@ridgewoodhillshoa.org](mailto:dwells@ridgewoodhillshoa.org)

**Howard Dimmick**

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

[hdimmick@ridgewoodhillshoa.org](mailto:hdimmick@ridgewoodhillshoa.org)

**Roberto Avila**

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

[ravila@ridgewoodhillshoa.org](mailto:ravila@ridgewoodhillshoa.org)

### Mailing / Billing

#### Address

**Management Specialists, Inc.**  
390 Interlocken Crescent  
Suite 500

Broomfield, CO 80021-8041  
(303) 420-4433

(303) 420-6611 fax

[www.managementspecialists.com](http://www.managementspecialists.com)

## What is an Association

The Board of Directors often fields questions about the governance of the Ridgewood Hills Association and the reason for having a management company. Associations such as Ridgewood Hills have been a trend in communities for some time, with the Association operating as a mini-government that is responsible for the care of common grounds and enforcement of architectural and other standards.

The Association is a representative form of government with an elected Board of Directors operating on behalf of the homeowners. Membership in the Association is not voluntary, but automatic upon acceptance of the deed to the home. Membership brings obligations to the homeowners, including paying of all assessments, compliance with all covenants and adhering to architectural review requirements. The Association has responsibilities to the homeowners, including maintenance of common areas, covenant enforcement, having procedures for architectural review in a timely manner and to maintain proper accounting records.

Elected Board members are volunteers. The Board hires a management company to assist in day-to-day operations of the Association, including administrative, accounting and maintenance duties. There are certain things an Association cannot do, such as take the place of the local police department, maintain public streets (including snow removal) or take part in political issues. The Association exists to serve you, the homeowner. To make the most of your Association, become involved. Just as city, state and the federal government need citizen involvement, so does the Association.

## Do You Have Questions

Management Specialists is the management company that is hired by the Board of Directors of the Association to assist in day-to-day activities. The Community Manager that is assigned to Ridgewood Hills by Management Specialists is Russ Bartz. Russ communicates regularly with the Board and you may feel free to direct any questions about the management of Ridgewood Hills, including issues of covenant enforcement, to him at (970)663-9688 or e-mail: RBartz@managementspecialists.com

## Builder Warranty Contacts

It has come to the attention of the Board that some residents have had concerns about builder warranty issues. As a reminder, you should make sure that you exercise all rights that you have with your contractor to have any and all issues rectified within the allowable time period.

## 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. This committee meets informally and the time commitment will be minimal if the committee grows to several members. If you would like more information please contact ACC Chair Phil Goldstein at secretary@ridgewoodhillshoa.org (970) 491-1446 or the Community Manager Russ Bartz RBartz@ManagementSpecialists.com (970) 663-9688.

## Design Review Reminder

It is extremely important that all exterior improvements be approved by the architectural Control Committee. This is a requirement of the Declaration of Covenants and Restrictions. Adhering to the approval process insures that you will not be required by the Association to make changes to the improvement at a later date. The intent of this requirement is not to hinder people from freedom of choice but to ensure there choices are in harmony with the overall appearance of the community. An attractive, harmonious community will be a desirable place in which to live, and will also prove to be a better investment over time than one which architectural control is not enforced. Please submit a Design Review Request form for all exterior improvements. You can find this form on the Ridgewood Hills web site at [www.RidgewoodHillsHOA.org](http://www.RidgewoodHillsHOA.org).

Send your completed Request Form to Management Specialists, Inc. Attention Russ Bartz 2725 Rocky Mt. Avenue #330 Loveland, CO 80538-2220.

## Thompson School District Update

In the June newsletter the Master Association Board of Directors passed along information that the Thompson School District was considering asking the voters to approve a tax measure that would support a number of improvements, one of which might be a new elementary school at the south end of Avondale in Ridgewood Hills. Becky Jay, President of the Thompson School Board, has provided the Master Association with information that the District Board of Education is indeed placing two issues on the November ballot. A bond issue would fund \$89 million worth of maintenance, additions to existing buildings and two new elementary schools, one of which would be in Ridgewood Hills. A mill levy would provide the staffing of the new classrooms and the continuation of programs that are already in place. Other improvements that will take place if the measures are approved by voters include additions to Winona and Centennial Elementary schools and Mountain View High School, a relocation of Ferguson High School, buying and maintaining the District's own bus yard, and adding an auxiliary gym at Berthoud High School in order to assist the Town of Berthoud to begin a community recreation center. The district considered a number of options, including changing boundaries and moving students, in order to deal with rapid growth, but has opted to ask the voters to approve a tax increase as the best way to provide a long-term solution. Further information is available via a link from the HOA website to the Thompson School District website.

## Automatic Assessment Withdrawal

Management Specialists, Inc offers an alternative method of payment to all homeowners. We offer electronic payments

where your assessments are automatically deducted from your checking account and transferred electronically to the Association. To sign up go to our web site at [www.ManagementSpecialists.com](http://www.ManagementSpecialists.com) and print out the necessary ACH form in order to take advantage of this great payment option.

Complete the form and mail it along with a voided check to our office. Complete the form and mail it along with a voided check to our office.

### Community Manager

### Contact Info:

**Russ Bartz**  
Management Specialists,  
Inc.  
2725 Rocky Mt. Avenue  
#330  
Loveland, CO 80538-2220  
970-663-9688  
970-635-0517 fax  
RBartz@managementspecialists.com  
[www.managementspecialists.com](http://www.managementspecialists.com)

# ADOPT-A-STREET



**To: All Ridgewood Hills Residents**

**From: Ridgewood Hills Master Association**

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

**When: Saturday, September 24, 2005, 9:00 A.M**

**Where: Meet at the Avondale entrance off Trilby.**

For almost three 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 pickup will be Saturday, September 24, 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 pickup, which will be held rain or shine. For more information please call Adopt-A-Street Coordinator Phil Goldstein, 491-1446 (weekdays) or 266-8398 (evenings). Please lend your support to this event to help beautify the main entrance to our properties.





## End of Season Member Evaluation 2005

Name and Phone Number (optional) \_\_\_\_\_

Please circle one:

Key: **M** = Most of the time      **S** = Sometimes    **R** = Rarely

- |    |   |          |          |          |
|----|---|----------|----------|----------|
| 1. | The pool staff provided a safe environment for my family.<br><u>Comments:</u>   | <b>M</b> | <b>S</b> | <b>R</b> |
| 2. | Pool rules were fair and consistently enforced.<br><u>Comments:</u>   | <b>M</b> | <b>S</b> | <b>R</b> |
| 3. | The pool staff worked hard to provide a clean pool facility<br>(includes bathrooms, decks, etc.).<br><u>Comments:</u> | <b>M</b> | <b>S</b> | <b>R</b> |
| 4. | The staff members were friendly and accommodating.<br><u>Comments:</u>  | <b>M</b> | <b>S</b> | <b>R</b> |
| 5. | The pool water has been kept clean this summer.<br><u>Comments:</u>   | <b>M</b> | <b>S</b> | <b>R</b> |
| 6. | I am satisfied with the service that Splash Pool Services, Inc. provides.<br><u>Comments:</u>                         | <b>M</b> | <b>S</b> | <b>R</b> |

Please provide additional comments or ideas for improvement. Tell us something you enjoyed about the pool this summer...

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*Thank you for your time.*

**Please fill it out and send it to your Community Manager Russ Bartz at:**  
**Management Specialists, Inc.**  
**390 Interlocken Crescent**  
**Suite 500**  
**Broomfield, CO 80021-8041**  
**(303) 420-6611 fax**