

Oakridge Village 2 HOA Newsletter

www.oakridgehoa2.org

August 2019

HOA Teams Getting Lots of Work Done

Your board of directors has met on three occasions since the annual meeting. Our meeting minutes are posted on the website. Please take a look.

The Irrigation System Management Team has spent numerous hours evaluating and repairing various irrigation issues—and it seems to be paying off already!

The Landscape Change Team has moved forward with preparing project plans for the Allotment Management Program (AMP) submission. The City is not allowing any excess water surcharge waivers this year, so we will wait to submit our plan later this year by December 31 to qualify for possible waivers next year.

The Loan Team contacted several financial institutions and private investors. Special thanks to John Moren for all his help!



Budget Information

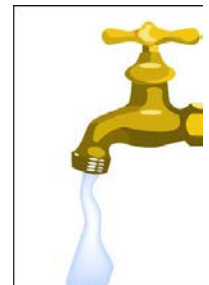
Everyone has paid their 2019 annual dues! Good job neighbors! Please see the mid-year actual financials (thru June) posted on the website.

- Operating Funds Checking account balance: \$17,350.95
- Reserve Savings account balance: \$51,774.74

Water Allotment Increase Purchase Update

Unfortunately, loan terms were not acceptable – so no loan at this time. Lenders wanted an additional vote by the entire membership specifically pledging future dues as collateral, higher interest rates and fees than anticipated, a shorter term length than needed, and higher annual dues to get the full amount that we were requesting (\$100,000).

So, your HOA board of directors has decided to make incremental water allotment purchases using Reserve Savings cash on hand. A test case purchase of 70,740 gallons (\$7210.96) for the larger 1.5 inch Wheaton tap was completed in late July. This should cover the amount we anticipate exceeding the current allotment for this season so that we do not incur any surcharges. Then, after irrigation season is complete (around October 15) and the budget process for 2020 is conducted at year-end, the board will decide how much more water allotment to purchase this year—prior to the expected price increase on January 1—versus waiting until the next irrigation season commences.



Please join your neighbors for a community garage sale event sponsored by Haven Doolittle.



Neighborhood Garage Sale

Saturday, August 3, 8 am – 12 noon

For more details, please contact Haven Doolittle

5236 McMurry Avenue

havendoo@yahoo.com

HOA Website

Our website has lots of pertinent HOA information! Please check it out.

www.oakridgehoa2.org



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Covenant Compliance

Since many of us have had **damage from the recent hailstorm that needs repair**, we want to remind everyone that compliance with our architectural control and other Covenants is an important obligation of Association homeowners. Here’s a few to highlight:

- Changes to your property exterior must get HOA Architectural Control Committee approval (Article VII, Section 1). **This includes roof replacement. Submit requests at least 30 days in advance.** Please note: if work is commenced or completed prior to approval, then the changes may need to be redone at the homeowner’s expense if the board ultimately rejects the project design.
- Recreational vehicles and trailers may only be parked in view for 24 hours (Article VIII, Section 9)
- **Trash containers** must be stored out of plain sight (Article VIII, Section 13) and only left **at curb 12 hours** prior to pick-up (per City code).
- **No signs on your lot** except a standard “for sale” sign (Article VIII, Section 4) or political signs (per state law).
- Do not be a nuisance or let your pet be a nuisance (Article VIII, Section 5).
- Keep your lot clear of debris or junk (Article VIII, Section 11).

Please respect your neighbors and your neighborhood and remain compliant to our Covenants.

A copy of the **Architectural Review Request Form** may be downloaded from the bottom of the Documents page of our website. Please complete as needed and submit in person or via email to our Architectural Control VP, Chad Whisenant: arch.oakridge2hoa@gmail.com

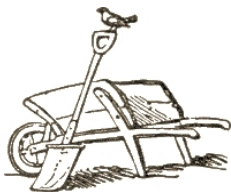


Fence Policy Approved

We have written a more detailed fence policy for our HOA and it was approved by the board of directors on July 15. It is posted on the website.

Save The Date: Common Area Work Day

Please join your neighbors to work in our common areas. If you would like to see a tree or shrub planted in a particular greenbelt location or some other improvement, please let the board know beforehand so that we can get it done.



HOA Community Work Day

Meet on the greenbelt area near golf course just across from the Honeylocust Court cul-de-sac.

Saturday, September 28, 9am

Bring gloves, a shovel, and a wheelbarrow, if you have them.
Donuts will be provided!



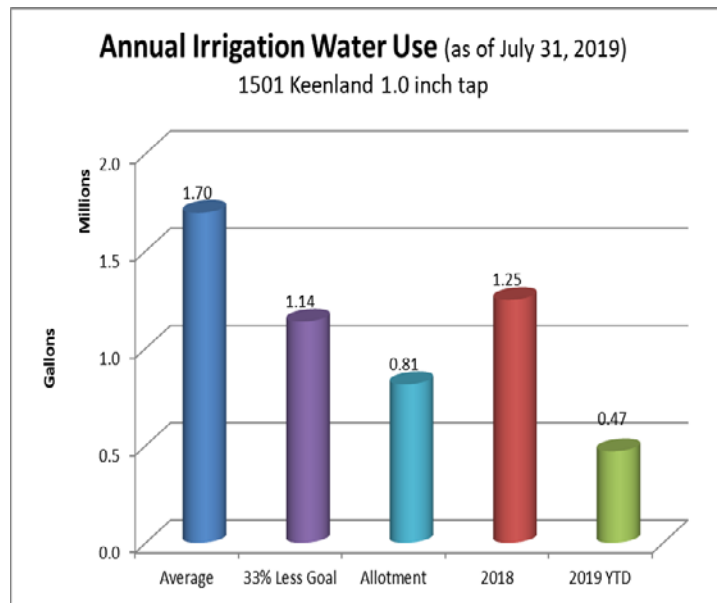
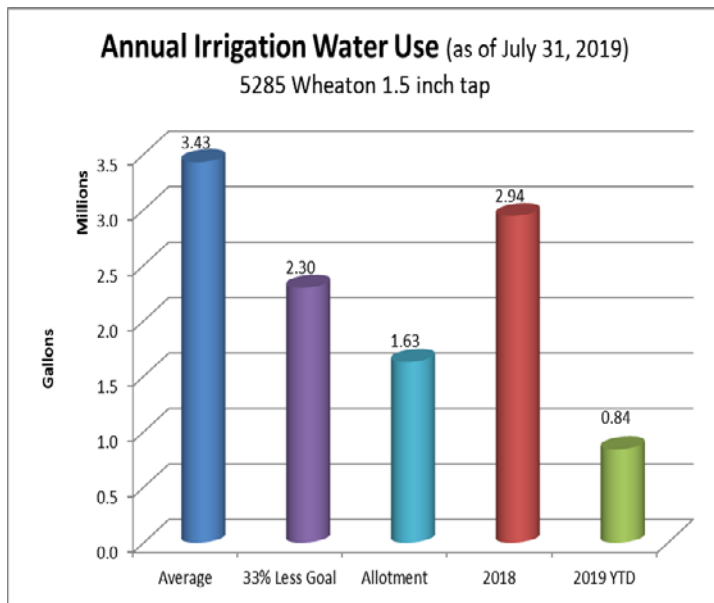
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To continue receiving future newsletters and other HOA correspondence, please provide a current email address to our Treasurer, Linda McGlothlin: treasurer.oakridgevill2hoa@gmail.com

Irrigation Water Usage

So far, our water usage is significantly lower this year! We are on track to reach our goal of using 33% less water than average. Please see all the relevant charts posted on the Landscape page of our website. A couple key charts are shown below. We still project using about 5% more than our annual allotment for the Wheaton 1.5 inch tap, and about 30% more for the Keenland 1.0 inch tap, but those amounts should cost about \$16,500 for the entire season which is about \$1000 under budget, even with the surcharge rates. The reduced usage is primarily due to three factors: leak repairs done by the Landscape Irrigation Management Team, adjustments to the controller settings, and favorable weather.



Grants

Grant Application Specialist Wanted

We want to seek some grant money for implementing our AMP (Allotment Management Program) with the City. Anyone with experience that would like to help? Is so, please contact a board member.



City Utilities Recommends Further Water Surcharge Increase

The excess water use surcharge rate for our HOA common area irrigation system may increase further from \$8.14 to \$10.09 per 1,000 gallons effective January 1, 2020. The City Utilities department has announced that they will recommend this increase be approved by the City Council.

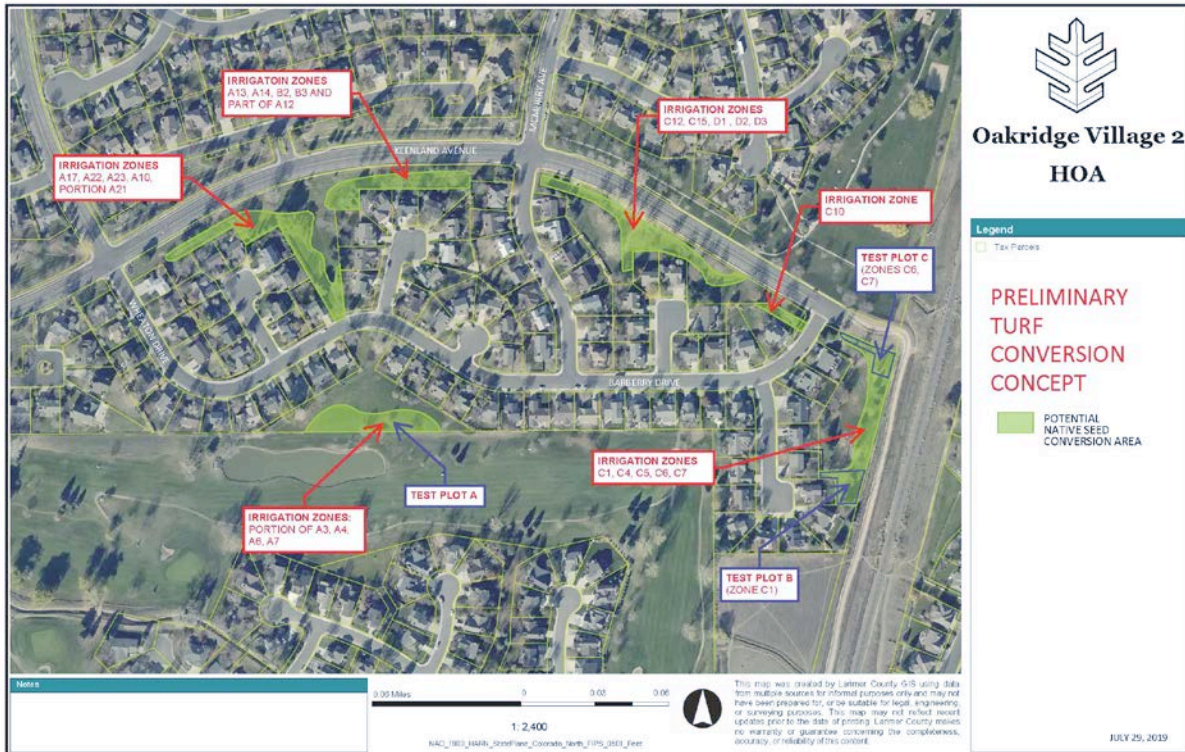
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Preliminary Turf Conversion Concept

The Landscape Change Team has prepared preliminary turf conversion concept plans as illustrated in the diagram below and urgently needs your feedback.



Areas highlighted in green represent preliminary opportunities identified to convert from bluegrass turf to native seed grass. Potential “test plots” (Phase 1 conversion areas) are shown in blue.

Project Design Considerations

- Turf conversion will be phased in over several years. We’re hoping that the first phase will be implemented in 2020.
- Achieve 30 to 50% reduction in irrigation water consumption over time.
- Maintain green appearance along Keenland.
- Consider relationship of native grass to private back yards, especially unfenced yards.
- Protect existing trees.
- Retain as much of the existing irrigation system as possible in its current configuration to reduce costs.
- Add drip irrigation for trees in native seed areas.
- Convert bluegrass to native seed where appropriate.
- Active usable areas will remain as bluegrass.
- Steeper areas, unusable areas, and areas that are difficult to maintain will be targeted for conversion to native seed.
- Provide access for maintenance equipment to perform mowing and other maintenance operations.
- Landscape change plans must be submitted to the City of Fort Collins for the AMP (Allotment Management Program) by December 31, 2019 to qualify for excess water surcharge waivers in 2020.



Please email comments to Roger Sherman (rsherman@bhadesign.com) no later than August 24.