

Oakridge Village II HOA

December 2013



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Message from the President

Hello Neighbors,

It seems like winter arrived with a vengeance in December. I sincerely hope this doesn't drive everyone inside only to emerge with the budding of the trees. We are so fortunate to have a mix of seasons in colorful Colorado. Let's all take some time to get outside, meet each other, and enjoy everything this area has to offer.

I need to start off by recognizing the 10 years of service provided by Vince Friscia as Treasurer, VP and HOA President.

Thank you. Thank you. Thank you.

We hope this newsletter works to keep everyone informed of what is going on from a Board perspective and invite you all to join in to keep our neighborhood vibrant and beautiful.

Jon Haukaas, HOA President

Annual HOA Meeting – January 16

Our annual HOA meeting is scheduled for:

Thursday, January 16, 2014, 6:30 pm

St Elizabeth Ann Seton Parish

5450 S Lemay Ave, Fort Collins

(The big church at the NE corner of Lemay and Southridge Green Blvd)

We will take feedback on the 2014 budget as well as discuss possible changes to the covenants.

Landscape Update

We lost a couple more trees in 2013. Our landscaping contractor and tree contractor have completed a comprehensive inventory of our neighborhood 'urban forest'. Many of these trees have or will be reaching the end of their typical lifespan in the next 5-10 years.

The Board would like to begin planning for the replacement of many of these older trees. Instead of stopping with tree removal, we will be budgeting for a number of replacements each year.

If you are interested in donating a tree as a memorial or just to help out, please contact our Landscape coordinator at: LandArch.oakridge2hoa@gmail.com

The Board also approved the replacement of one irrigation controller in 2013 at a cost of approximately \$3500. Replacement will occur in spring of 2014. The new model will allow our landscape contractor to use weather data and soil conditions to only put out the right amount of water. Remember – our water bill is one of our highest expenses! No more watering in the rain.

There are two more controllers in our system and both are equally old. We are looking at budgeting for their replacement in the next 5 years. Only one needs to be as complex as the controller replaced in 2013, the other is for a smaller and simpler system.

Covenant News

Compliance with covenants is an important obligation of Association homeowners. It is appropriate to periodically remind homeowners that most changes to a property require prior approval from the Board (or a member of the Board). This is important. Do not begin your project before talking to a Board member. Doing so can save you money and hassles, reduce neighborhood conflicts, and maintain the beauty and value of our community.

If you have questions about our existing Covenants, please take the time to read through them. Hopefully you were given a copy by your realtor when you purchased your home. If not, we do keep a copy of them under the "Documents" tab on the HOA website:

<http://www.oakridgehoa2.org/>

Common covenant concerns in our neighborhood are vehicle storage (Article VIII, Section 9) and nuisance issues (Article VIII, Section 5), which includes barking dogs. Weed control is covered by city ordinance. Please review your covenants periodically to be sure you remain compliant.

Several questions have come up regarding covenants that we'd like to discuss at the annual meeting. Based on that discussion, we expect to send out a voter card to each owner to see you any changes are appropriate. For example:

Fences – should we consider allowing other types of fences such as wrought iron?

Vehicle Parking – RVs, trucks, trailers, etc. may only be parked in front of the property for longer than 24 hours without being moved. Should this be changed?

Sheds - we currently do not allow sheds on properties. Should we allow small sheds up to 100 sq ft in a backyard?

Fines – the HOA has the ability to impose a schedule of fines for non-compliance but has not created one. I hope we never have to but if you think some things are not being taken care of and this is necessary – let us know.

Financial Update

Below are the 2013 revenues and expenses as well as the proposed 2014 budget. As approved in 2011, dues will continue to be increased by 5% annually which brings the 2014 dues to \$420.

In addition to our normal expenses, we are anticipating several future issues to budget for. First is the payment to replace the controller: replacement of trees and replacement of additional irrigation controllers.

The other big issue is our reserves or savings account. Right now we carry 20% of our annual needs in reserve. Only the funds that are collected but 'underspent' and left over are transferred to our reserve account. We really need to get this number to a minimum of 50% and ideally equal to a full year of annual expenses. Therefore we will be including a line in the budget to add to our reserves for the next few years. We hope that the 5% annual increase will allow this line to increase over time and have a real impact to the reserve balance.

	<u>2013 Actual</u>	<u>Proposed 2014 Budget</u>
Dues	\$ 39,259.79	\$ 39,480.00 = 94 properties x \$420
Water& Electric Utility	\$ (13,232.42)	\$ (14,000.00)
Landscape	\$ (21,351.25)	\$ (24,000.00)
Office Supplies & Mailing	\$ (143.00)	\$ (200.00)
Bank Charge	\$ (60.00)	\$ (60.00)
Insurance	\$ (658.00)	\$ (700.00)
Payment to OV1 HOA	\$ (500.00)	\$ (500.00)
Add to Reserves		<u>\$ (20.00)</u>
		\$ -

Board Members always needed!

The greatest strength of this HOA Board has been the willingness of residents to serve as Board members. In terms of time management, this commitment is not a huge one. The Board meets a few times a year as needed, and we strive to keep meetings to one hour in length.

There have been occasions when, lacking volunteers, previous Boards have considered commercial management. Fortunately, that path was not chosen, nor will it as long as we and our neighbors are willing to take our turn at governing this association.

Having an owner-operated HOA affects us in three significant ways. First, it helps control costs and results in lower HOA fees. If a contracted entity were employed, rates would increase. Second, a contracted entity will not have the best interests of the HOA as a guiding principal. Third, the needs of the HOA can be periodically dynamic; no contracted entity will ever be as flexible as an owner-run HOA.

Also, we still need volunteers to head a task force to look into modifying old (outdated) requirements on building materials to help update our covenants, especially regarding decks and fencing.

The current Board consists of:

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|----------------------|----------------------------|--------------------------------------|
| Jon Haukaas | President | President.oakridge2hoa@gmail.com |
| Margaret Atkinson .. | Recorder | Recorder.oakridge2hoa@gmail.com |
| Linda McGlothlin ... | Treasurer | Treasurer.oakridgevill2hoa@gmail.com |
| Jean Haukaas | Landscape and Architecture | LandArch.oakridge2hoa@gmail.com |

Carl Scafidi

Web Master

Oakridge Village II HOA

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We are on the Web!

<http://www.oakridgehoa2.org/>