

Oakridge Village II HOA

December 2014



Message from the President

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Hello Neighbors,

Here is this Board's second edition of a newsletter. I feel it is our best way to let you know what we as a Board are doing and get information into your hands. I hope its meeting that objective and welcome your feedback.

Well the big news this year was the June 24 hail storm. A lot of us had roof replacements, siding repairs and painting done as a result. (My truck was hammered – literally). Things are looking great once again!

Jon Haukaas, HOA President

Annual HOA Meeting – January 15

Our annual HOA meeting is scheduled for:

Thursday, January 15, 2014, 6:30 pm
St Elizabeth Ann Seton Parish - Rooms 133/134
5450 S Lemay Ave, Fort Collins

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

We'll be in a different room than last year. Much easier to find and get to.

We will take feedback on the 2015 budget as discussion about the covenants.

Landscape Update

The irrigation controller was replaced with a new model that includes rain sensors and remote management by our landscape contractor. We believe we should begin seeing some savings in our water bill, maybe not a lot but every efficiency helps. The two other zones will need new controllers in the near future but we'll take it when it comes.

With our busy lives, we didn't have a chance to install new trees anywhere in 2014 but are still looking to have this done in early 2015. If anyone is interested in volunteering to coordinate this effort, please let us know. We need the help.

Covenant News

Once again we want to remind everyone:

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 any questions, a copy of the covenants are posted on the website. We do keep a copy of them under the "Documents" tab on the HOA website: <http://www.oakridgehoa2.org/>

We receive complaints every year on various issues. Most of these are addressed in the Covenants under Article VIII – Use Restrictions.

Some of the common complaints we have received this year include the following:

Contractor and political signs. Section 4 states that no signs are allowed. The only exception is "Home For Sale" signs. I am not advocating for a strict enforcement of this policy but please be respectful of your neighbors and only post contractor signs while work is being done. Please remove contractor signs as soon as the work is complete and remove political signs as soon as the election is done.

Recreational Vehicles. Section 9 states that RVs, boats, and any other trailers can only be stored in view for up to 24 hours. Load them, unload them, clean them up, and please bring them to storage.

Trash Containers and other refuse. Section 13 states that trash containers and refuse must be stored so that they are screened from view. Again, it's about being respectful to your neighbors. Please keep it all in the garage or behind your fences.

Whether you like them or not, you signed the paperwork and agreed to these Covenants when you purchased a home in our neighborhood.

We do have the authority to assess \$50 penalties for violations.

See the By-Laws, Article IV – Board of Directors, Section 2 – Powers & Duties, subsection (f).

The only thing assessing penalties will do is make neighbors turn against neighbors and cost the HOA a bunch of money to enforce things. Just talk to your neighbors and work it out. Please abide by these rules or join the Board and work to change the ones you don't like.

Financial Update

Below are the 2014 revenues and expenses as well as the proposed 2015 budget. As approved in 2011, dues will continue to be increased by 5% annually which brings the 2015 dues to \$440.

We are still working to build our reserves or savings account. Only the funds that are collected but ‘underspent’ and left over are transferred to our reserve account. The Board’s goal is to get this number to a minimum of 50% and ideally equal to a full year of annual expenses.

Here is the breakdown of our budget:

	<u>2013 Actual</u>	<u>Proposed 2014 Budget</u>	<u>2014 Actual</u>	<u>Proposed 2015 Budget</u>
Dues	\$ 38,326.49	\$ 39,480.00	\$40,746.20	\$41,360.00
Water& Electric Utility	\$ (11,027.08)	\$ (12,000.00)	(\$11,230.73)	(\$12,000.00)
Landscape	\$ (21,351.25)	\$ (24,000.00)	(\$31,370.15)	(\$27,500.00)
Office Supplies & Mailing	\$ (143.00)	\$ (200.00)	(\$563.57)	(\$600.00)
Bank Charge	\$ (50.00)	\$ (100.00)	(\$60.00)	(\$100.00)
Insurance	\$ (658.00)	\$ (700.00)	(\$658.00)	(\$660.00)
Payment to OV1 HOA	\$ (500.00)	\$ (500.00)	(\$500.00)	(\$500.00)
Add to Reserves		\$ (1,980.00)		\$0.00
		\$ -	(\$3,636.25)	\$0.00

“Dues” actually includes late fees and transfer fees from homes sales, which is why it is higher than the budgeted amount.

We did end up having to take some funds from reserves to pay for the landscape controller replacement and some clean-up after the June hail storm. This is shown in the 2014 Actuals – “Landscaping” line item below. The rest of our budget came out pretty close.

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.

The current Board consists of:

- | | | |
|-----------------------|----------------------------|--------------------------------------|
| 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 | |

We really need someone to help take on some minor administrative duties – minutes, meeting coordination, ownership transfers, etc. This is on the order of 10-20 hours per year, a very manageable volunteer assignment to help your neighborhood. Please, please let us know.

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. Plus the costs of a management company can easily reach \$10,000-\$20,000 per year. Let’s keep doing it ourselves.

Oakridge Village II HOA

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We are on the Web!
<http://www.oakridgehoa2.org/>