

Oakridge Village 2 HOA Newsletter

Mark Your Calendar

Please plan on attending our annual Association meeting. Your presence is important since we will be voting on increasing the annual dues and authorizing your board of directors to secure a loan to purchase additional irrigation water rights. We need to take this action in preparation for paying the new water surcharges the City plans to levy on us. If you are unable to attend in person, please complete and return a proxy. If you have misplaced the proxy form delivered with this newsletter, you may download a copy from our website.

Attention: Your attendance in person or by proxy is imperative to approve key budget items for next year!



Annual Meeting

7:00pm, Tuesday, January 29, 2019
 Council Tree Covenant Church
 Blue Spruce Room
 4825 South Lemay Avenue
 Fort Collins, CO 80525

Agenda

- Establish quorum
- Call meeting to order
- Approval of prior meeting minutes
- Officer/committee reports
- Old business (review budget proposals)
- New business (vote on dues increase, loan acquisition, and governing doc changes)
- Election of directors
- Adjournment

2019 Budget



Your HOA board of directors has compiled a budget for 2019 that requires full association membership approval since the annual fees increase more than 5%. We are recommending they rise by \$175, an increase of about 35% to \$655 total. The increase is needed to cover the new irrigation water surcharge fees the City has implemented and to obtain a loan for purchasing additional water rights. More details will be available at the annual meeting, but the chart below is a summary.

	2016 Actual	2017 Actual	2018 Estimated	2019 Budget
HOA dues per home:	\$460	\$480	\$480	\$655
Total Income:	\$46,216.85	\$47,419.77	*\$47,370.00	\$61,570.00
Expenses				
Administrative (including legal)	\$1,893.29	\$886.85	\$1,600.00	\$3,550.00
Common Area Infrastructure Maintenance	\$785.35	\$1,201.20	\$500.00	\$2,500.00
Common Area Landscape Maintenance	\$24,808.58	** \$18,972.44	\$26,500.00	\$26,000.00
Common Area Utilities	\$17,455.91	\$16,047.79	\$14,500.00	\$18,650.00
Water tap allotment increase purchase loan				***\$6,900.00
Total Expenses:	\$44,943.13	\$37,048.48	\$43,100.00	\$57,600.00
Transfer to Reserves:	0	\$10,000	\$5,000	\$3,970
Reserve Savings Account Balance:	\$6,732.91	\$16,734.93	\$22,000.00	
Operating Funds Checking Account Balance:	\$6,838.77	\$7,445.29	\$6,000.00	

* Includes \$2250 in home sale transfer fees.

** Changed landscape contract billing period from 7- to 12-months, so about \$5100 delayed until 2018.

***assume additional water purchase and loan obtained around July 1 so only 6 months of payments in 2019



If you did not receive this newsletter via email, please provide a current email address to our Treasurer, Linda McGlothlin: treasurer.oakridgevill2hoa@gmail.com

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www.oakridgehoa2.org

December 2018

Attend Meeting and Vote Yes

The proposed budget includes an annual fee increase greater than 5%. For approval, we need the following:

- 1) At least 57 homeowners (60%) present in person or proxy to reach the required quorum at the annual meeting.
- 2) At least 2/3 of the homeowners present in person or proxy at the annual meeting to approve the annual fee increase.



Be a Board Member

Does any of this news get you a bit excited or riled? Then please volunteer to be an HOA board of director. We currently have two open positions. The annual meeting scheduled for January 29 is a great place to join the fun!

Electronic Bank Transfer For HOA Dues Now Available

Next year, please consider paying your annual HOA dues electronically via Zelle bank transfer using this email address: treasurer.oakridgevill2hoa@gmail.com
Be sure to indicate your property address on the memo line.



Covenant Compliance

Compliance with our Covenants is an important obligation of Association homeowners. Here's a few to highlight:

- 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)
- Changes to your property exterior must get HOA board approval (Article VII, Section 1)
- 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.

Snow Removal



Your HOA is responsible for removing snow from the sidewalks along our common areas. In the past, we have maintained a snow management agreement with our landscape contractor. But it gets pricey. With all the homeowner snow-blowers in the neighborhood, we think it might be best for HOA volunteers to perform this snow removal work. If interested in helping out, please contact your Landscape VP director at: land.oakridge2hoa@gmail.com

HOA Website

We try to keep our website up-to-date. Any suggestions for improvement?

www.oakridgehoa2.org

Please take a look to access pertinent HOA information like a copy of our Covenants.



Please see the **Oakridge Village 2 HOA Water Tap Surcharge Update and Proposed Plan** and the **Oakridge Village 2 HOA Annual Meeting Proxy** that are enclosed.