

Oakridge Village 2 HOA Newsletter

Mark Your Calendar

Please plan on attending our annual Association meeting. Your presence is important since we will be providing important updates regarding our irrigation water usage, and presenting plans to convert a portion of our common area turf to native grasses. Three(3) board positions also need to be filled. We currently have one open position, and the terms of two other board members have concluded, so their positions will be up for re-election. 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 elect new board members!



Annual Meeting

7:00pm, Thursday, January 30, 2020
 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 2020 budget)
- New business
- Election of directors
- Adjournment



2020 Budget

Your HOA board of directors has approved the following budget for 2020. Annual dues will remain set at \$655. More details will be available at the annual meeting, but the chart below is a summary.

	2016 Actual	2017 Actual	2018 Actual	2019 Estimated	2020 Budget
HOA dues per home:	\$460	\$480	\$480	\$655	\$655
Total Income (94 homes):	\$46,216.85	\$47,419.77	\$47,388.08	¹ \$63,877.00	³ \$68,630.00
Expenses					
Administrative (including legal)	\$1,893.29	\$886.85	\$1,647.23	\$1,724.17	\$1,400.00
Common Area Infrastructure Maintenance	\$785.35	\$1,201.20	\$510.04	\$0.00	⁴ \$17,216.48
Common Area Landscape Maintenance	\$24,808.58	² \$18,972.44	\$28,285.08	\$24,956.73	\$26,276.02
Common Area Utilities	\$17,455.91	\$16,047.79	\$14,092.74	\$10,874.24	\$13,060.00
Water tap allotment increase				\$16,210.96	\$6,900.00
Total Expenses:	\$44,991.02	\$37,108.28	\$44,535.09	\$53,765.74	\$56,952.50
Transfer to Reserves:	\$0	\$10,000	\$5,000	\$10,000	\$2,100
Reserve Savings Account Balance:	\$6,732.91	\$16,734.93	\$21,753.38	\$31,800	\$33,900
Operating Funds Checking Account Balance:	\$6,838.77	\$7,445.29	\$5,215.40	\$4,500	\$6,180

¹ Includes \$2250 in transfer fees for 6 home sales.

² Changed landscape contract billing period from 7- to 12-months, so about \$5100 delayed until 2018.

³ Includes anticipated \$7,000 grant from Northern Water for turf conversion project.

⁴ Includes \$13,716.48 for turf conversion project funding and \$3,000 for two new irrigation controllers.



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 2019

Attend Meeting and Vote

The agenda includes the election of directors for the open board positions. To transact this business, we need the following at the annual meeting:



- 1) At least 24 homeowners (25%) present in person or proxy to reach the required quorum.
- 2) A simple majority of the homeowners present in person or proxy at the annual meeting to vote in favor and elect a nominated director for an open position.



Please see the **Oakridge Village 2 HOA Annual Meeting Proxy** that is enclosed.

Covenant Compliance

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 and **12 hours after** pick-up (per City code).
- **No signs on your lot** except a standard "for sale" sign (Article VIII, Section 4) or political signs (as allowed per state law 45 days before an election and 7 days after). No contractor signs permitted.
- 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.

Remodeling Dumpsters



In order to place a temporary waste disposal dumpster in front of your home in the street or blocking a sidewalk, you or your contractor must first obtain a right-of-way encroachment permit from the City. Please limit your requested encroachment to **10 days** maximum.

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



Snow Removal



Your HOA is responsible for removing snow from the sidewalks along our common areas. In order to save money, last season we began to perform this task ourselves rather than paying a contractor. Many thanks to those neighbors who have already been helping out with this task! If you would like to join our snow removal team, please contact your Landscape VP director at:

land.oakridge2hoa@gmail.com

Also, please remember to clear the snowfall from the sidewalks along your own property lines within 24 hours per City ordinance.

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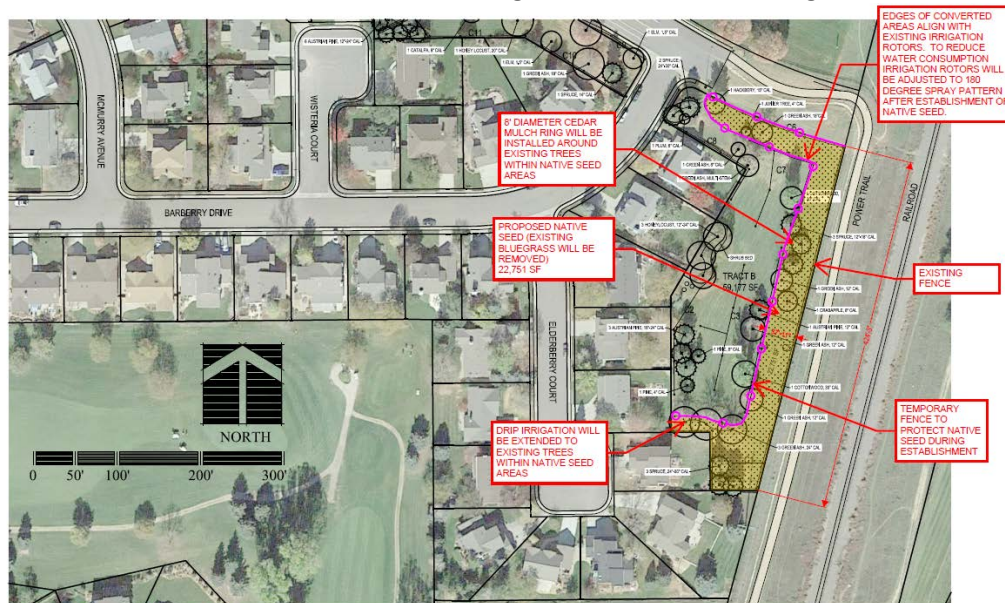
Water Allotment Increase Purchase Update

As previously reported, your HOA board of directors made an initial purchase of 70,740 gallons (\$7210.96) for the larger 1.5 inch Wheaton tap in late July. This raised our allotment for that tap to 1,700,000 gallons. After our irrigation season ended October 9, we had used a total of 1,757,300 gallons from that tap and incurred a surcharge for the small excess usage of 57,300 gallons. Your directors decided at our November 6 board meeting to spend \$9000 more and purchase an additional allotment increase for this tap. The purchase of 88,287 gallons for \$8,999.64 was completed on November 19, which sets our new annual allotment at 1,788,287 gallons for the Wheaton tap. As for the smaller 1.0 inch Keenland tap, the City did not yet bill a surcharge (per our permit) even though we exceeded our annual allotment by 171,290 gallons. If the surcharge had been applied, this excess usage would have cost us an additional \$1,394 this year. Your board of directors has decided not to purchase any water allotment increase for this tap, but to move forward with turf conversion in this irrigation area to reduce future water usage below our annual allotment.



Phase 1 Turf Conversion Plans Slated for 2020

The Landscape Change Team has prepared turf conversion plans as illustrated in the diagram below. The area highlighted in yellow has been selected to convert from bluegrass turf to native seed grass.



OAKRIDGE VILLAGE 2
PROPOSED 2020 TURF CONVERSION

Phase 1 Goals

- Receive Northern Water grant for 50% of the cost. (Many thanks to Celia Foerster for stepping up to help prepare the grant application!)
- Begin turf conversion in early Spring 2020.
- Protect existing trees. Add drip irrigation for trees in native seed areas.
- Irrigate native seed until established (2 years minimum), then cut back watering.
- After seed is established, we estimate a 13% reduction in irrigation water consumption for the Keenland water tap.
- Maintain native grass and control weeds.



Please email questions or comments to Roger Sherman (rsherman@bhadesign.com)

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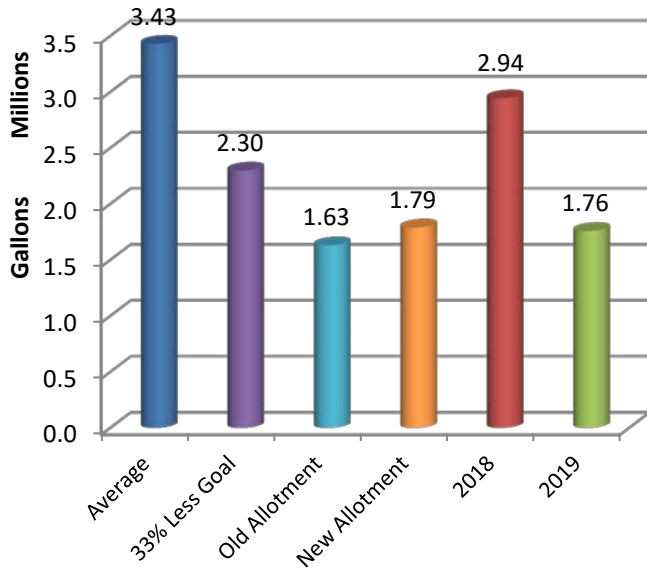
Irrigation Water Usage Way Down For 2019 Season

Our water usage was significantly lower this year! We used 49% and 42% less than our historical average for the Wheaton and Keenland water taps respectively—which shattered our goal of using 33% less water in three years! Please see all the relevant charts posted on the Landscape page of our website. A couple key charts are shown below. We used about 8% more than our old annual allotment for the Wheaton 1.5 inch tap, but we have now increased that allotment to just above our actual usage this year. We used about 21% more than our annual allotment for the Keenland 1.0 inch tap, but chose not to increase its allotment. 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. Great job and thanks to all that helped with this effort!



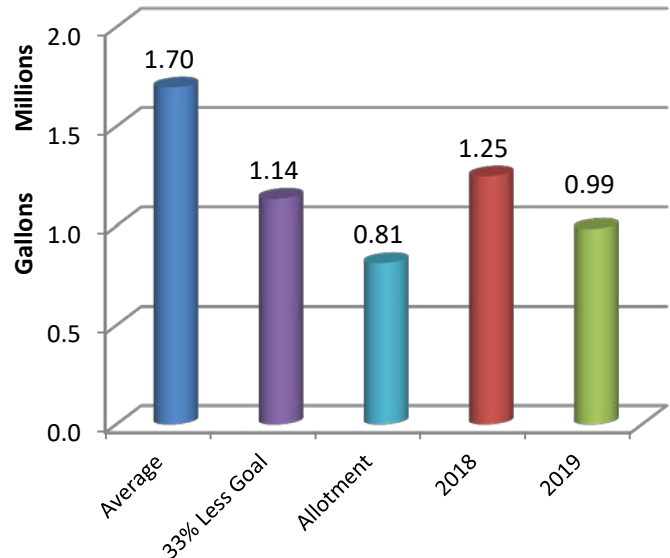
Annual Irrigation Water Use

5285 Wheaton 1.5 inch tap



Annual Irrigation Water Use

1501 Keenland 1.0 inch tap



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.



Street Ice Removal



If you need help removing ice buildup on the street in front of your home, please contact the City of Fort Collins **Streets** department.

Email: streets@fcgov.com

Phone: 970-221-6615