

The OakRidge Neighbor

OakRidge II HOA Newsletter, Fall 2007

President's Corner

Hello, neighbors. It has been some time since you have seen a newsletter and I apologize, but our small group of volunteers on the HOA board has been very busy – just as I am sure you have been! As you can see by the financial information in this letter, the Oakridge II HOA continues to have a positive bank balance. We are building reserves for unforeseen future situations which will certainly arise, like last year's snowfall removal costs as well as the fact we are living on borrowed time with our outdated sprinkler system. The water and landscaping costs continue to be the largest expenses we face.

I would like to offer a special thank you to Carl Scafidi, Architecture committee for his excellent work in putting together our web site. It is a work in progress; however you can access it right now for documents and board member information – www.oakridgehoa2.org. Please refer to this site for the covenants concerning our HOA. These covenants were established to maintain the high standards of the Oakridge community and to assure our property values will remain high as well as making this community one of the most desirable areas in which to live in Fort Collins.

Within the past few months some HOA neighbors have expressed increased concerns to the board members about covenant violations. It is very important to remember that dogs must be on leashes, barking that disturbs neighbors is a nuisance as defined by the covenants and is a violation. Additionally, trailers, large trucks, boats, recreational vehicles, etc., parked on the street for more than 24 hours is a violation and will be ticketed by the city of Fort Collins. Trailers, boats, recreational vehicles, trash cans, etc., parked or remaining in driveways is a violation subject to fines. Any additions or changes to the outside property must be approved by the board. This includes roofs, fences, landscape changes, patios, decks, etc. These are just a few of the covenant violations that have been reported.

If all of us will review the covenants and make sure we are compliant, it will go a long way to maintaining our neighborhood and will allow us to keep our HOA board a volunteer group. If the volunteer board is not able to keep up with the challenges of the neighborhood, a management company will be contracted. A management company will increase the HOA dues for each household and

will perform weekly drives through the neighborhood looking for violations where fines will be issued. A management company will also issue fines for any violations they find and will require homeowners to change any unapproved modifications at the owner's cost. We don't want to see this happen in our neighborhood. One of our primary goals is to maintain our self governing position. With the exception of a few isolated complaints and violations, Oakridge is still a wonderful neighborhood of great homes and great people.

The HOA board requirement is 3 to 7 board members. If we could have 7 board members (out of our 94 households) volunteer each year, we would each only have to be on the board once every 13 years. Please consider this and keep checking the web site for additional information. Please feel free to attend our meetings which are held monthly on the first Tuesday of the month, except January and August. Please check the website or contact any board member for the time/place of the next meeting. Our goal is to have information available to all households by way of newsletter or web site at least four times yearly. Enjoy the upcoming holidays!

Jim Swim

Oakridge HOA Website

As previously mentioned, we now have our own website for our neighborhood located at www.oakridgehoa2.org. The primary purpose of this website is to make documents and information vital to our HOA available to all homeowners. This is a work in progress, and we are eager to get suggestions from you for other information you would like to see or for other uses for the site. If you have any comments, suggestions, or corrections, don't hesitate to contact Carl Scafidi (cscafidi@gmail.com) who is maintaining our site. You may also be interested to email Carl your email address which can be used to receive future newsletters electronically. You can also indicate whether or not you'd like to have your email address included on a neighborhood-wide email alias. Such an alias would be useful to notify everyone about events such as block parties or more unfortunate occurrences such as a robbery. Together we can turn our website into a useful tool for Oakridge.

The Bottom Line - Treasurer's Report

FIGURES AS OF 10.01.07

INFLOWS

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|--------------------------------|--------------------|
| Reserve (from previous years) | \$9,409.62 |
| Interest Inc-Interest Income | \$286.71 |
| HOA Fees 2007 | \$34,122.00 |
| Interest on Late Payment | \$23.80 |
| Other Revenue:Late Fee Penalty | \$100.00 |
| Transfer Fees | \$300.00 |
| Total | <u>\$44,242.13</u> |

OUTFLOWS 2007

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|---|--------------------|
| Legal | \$180.00 |
| Office Supplies-paper; ink cartridges etc | \$60.78 |
| Postage | \$29.68 |
| Postal Box Rental | \$56.00 |
| Website | \$35.00 |
| Greenbelt | \$17,393.52 |
| Insurance | \$625.00 |
| Backflow test | \$80.00 |
| Sprinkler Repair | \$1,185.57 |
| Snow Removal | \$990.00 |
| Taxes | \$4.05 |
| Pruning | \$1,325.00 |
| Spraying | \$523.50 |
| Electricity | \$36.08 |
| Water | \$7,999.54 |
| Total Expenses | <u>\$30,523.72</u> |
| Bal (Net worth as of 10.01.07) | <u>\$13,718.41</u> |

The Oakridge Privilege

We may sometimes forget how fortunate we all are to live in such a fantastic neighborhood. The board received the following letter from someone who has lived in Oakridge for 12 years and has recently moved into our filing. It does a good job at reminding us all that we have a shared responsibility to maintain our standard of living.

When we moved into Oakridge twelve years ago, we knew there were certain standards based on our covenants to keep our homes and yards looking their best. With its wide entrance street (Keenland), its generous greenbelts and its neighborhood park, Oakridge appeals to diverse homeowners. As our neighborhood ages, we need to pay close attention to upholding our covenants and keeping up our appearance.

It has been a long, hot, and often dry summer, and everyone has much to do. Now that the days are cooler, it's time to get outside and tend to neglected yard work. Our Oakridge community appreciates everyone evaluating where you as a homeowner stand on this responsibility.

In driving through our neighborhood, we have noted issues which need attention. Some yards need mowing; some are yellowed from lack of fertilizer. Dead trees need to be removed as do dead limbs and even live limbs which are overhanging the sidewalks. Overgrown shrubs (remember some of these are nearly 20 years old!) need trimming or replacing; when they cover windows, they are no longer appealing. Rock areas, shrub and flower beds with weeds are not attractive.

Our covenants prohibit the parking of trailers, boats, motor homes, etc. for more than 24 hours. In some cases when parked on a curve these can be a real danger. Garbage cans are to be kept out of sight. Refer to your covenants to clarify these issues. If you have misplaced your copy of the covenants, you can always download a copy from the website.

These issues taken care of in a timely manner are not too hard to rectify, but when they accumulate over a long period of time, they can be overwhelming. Whatever the case, it's time to evaluate where you as a homeowner are in the scheme of things. There are many lovely homes and yards, and these are appreciated.

All of us need to keep up the appearance of our homes as property values are affected by the collective appearance. This is not meant to chide homeowners, but to inform. Living in Oakridge is very enjoyable and the vast majority of you are already doing your part. We thank you.

Mary Clare Kane

Architectural Control Report

We've had several neighbors paint their homes, enhance landscape, replace roofs, and make some stunning additions to their homes. Overall, these changes are a welcomed activity to our neighborhood to help maintain aging features of homes and to preserve the visual appeal of our surroundings. If you are thinking of making modifications to the exterior of your home or lot, don't forget to first contact the architectural control board member to have your submitted plans approved before beginning your work. Failing to do so is assuming a risk that the HOA may find issue with the work and force either a modification or a complete reversal of the completed work at the expense of the homeowner.

Green Space

Autumn has arrived, and the growing season has come to an end. The irrigation system has been shut down for the winter, and a winter fertilizer has been applied with the aim of having greener grass in the early part of next spring. We still have another clean up coming in November to take care of late falling leaves, which will include a final policing of the drain pan that runs along the south side of Keenland.

During the spring/summer irrigation season we were fortunate to enjoy essentially normal maintenance requirements. Two items, concerning irrigation control clocks, are worthy of note.

- At the start of this season, we were concerned about the prospect of having to replace the irrigation control clock at the east end of Keenland (several hundred to over one thousand dollars in cost, depending on the clock). However, repairs made to the clock toward the end of the 2006 summer season were sufficient to provide another year of service. This continues to be a potential expenditure for 2008.
- Also, we had a scare regarding the irrigation control clock on the north side of Wheaton in the coat hanger area. It shorted out at some time over the winter/early spring due to damage to its electric power line (underground). The latter was apparently nicked by a spike used to hold in place a piece of galvanized edging around a planting bed. Damage to the clock was reparable, and it operated satisfactorily throughout the watering season. The problem was not evident until trying to activate the irrigation system.

As for our trees, in the spring we lost two narrow leafed cottonwoods on the south side of Wheaton in the coat hanger area. One was toppled by wind; the other was removed for safety reasons at the recommendation of an arborist (named later). It was leaning well off the vertical and had a weak root system that was likely to fail to support the tree in a heavy storm. Otherwise, tree care was of a routine nature, primarily pruning and spraying.

For the record, landscaping and irrigation work was provided by Monarch Landscape Management, Inc. under a one year contract. Tree pruning and spraying of our Austrian pines (29) were done by Swingle (once known as Arborworks), on an as needed basis.

Thank You for Keeping OakRidge a desirable neighborhood for all of us!

Your 2007 Homeowners Association Board

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|--|----------------------------|
| President: 5201 Coralberry Ct. | Jim Swim 217-2988 |
| Vice-President / Greenspace: 1425 Barberry | Peter Eberhard 225-9946 |
| Secretary: 5218 Mc Murray Ave | Nick Reyna 377-3662 |
| Treasurer: 5312 Elderberry Ct. | Vince Friscia 282-1045 |
| Architectural Control: 5319 Elderberry Ct. | Carl Scafidi 207-0515 |

Mailing address:

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