

# Oakridge Village II HOA

January 2016



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## Message from the President

Hello Neighbors,

Another year has come and gone. We are locked in the grip of winter right now but spring is definitely on its way.

The big topic for our annual meeting will be the potential to go to a professional management company. The few volunteers on the Board are overloaded and we do field a number of complaints each year. A management company will be better able to respond. But it won't be cheap.

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 27

Our annual HOA meeting is scheduled for:

Wednesday, January 27, 2016, 7:30 pm  
Poudre River Public Library District  
Council Tree Library  
2733 Council Tree Ave, Fort Collins

We needed to move to a new location since the church no longer allows after hours public meetings.

## Professional Management Company Proposal

We have received a proposal from Lanter & Associates, LLC to take over the ongoing management of our HOA. They already manage several larger (200+ homes) HOAs in Fort Collins. The base fee is approximately \$7500 per year plus additional costs any extra services provided. Such extras would be newsletters (like this one), tax preparation, payment liens, policy review, and architectural review.

The base proposal includes accounting, mailings, being the contact for title companies and realtors, managing our contractors, etc.

Since these costs could not be absorbed within our existing budget, it would call for a vote of the homeowners to approve a special fee increase. We should plan on approximately \$10,000 per year for these services. My recommendation would be an additional \$100 per property per year to cover the base fees and extras.

This is, IF we want to pursue this option.

Mr. Lanter has agreed to come to the meeting to talk to you all in person. It will be an interesting and informative discussion.

## The Emerald Ash Borer is coming to kill our trees!

Well, the irrigation controllers have been replaced and we are in pretty good shape moving forward. We will still have on-going repair expense but I think the big issues have been addressed.

Now we have a new concern. Professional tree biologists are getting serious about their warnings of the approach of the emerald ash borer. This bug has been found in Boulder County and we expect to have reports locally very soon. There are 28 Ash trees in our greenbelts throughout the neighborhood. We have two primary ways to deal with it – let them die and plant new trees or spray them annually to protect the trees from the bugs.

Removal and grinding the stump of a tree that dies usually costs us several hundred dollars each. Some of the larger ones have cost in excess of \$1000 each. Planting a new tree costs about \$450 each – installed and warranted. This would be a 2 inch diameter tree about 10 feet tall in a variety of species or a 6 feet tall evergreen. Assuming we remove and replace all 28 over time that could cost in the range of \$25,000. We could manage this by doing 4-6 trees each year. But we would only have young small trees everywhere.

Spraying trees costs about \$125 per tree each year. And would need to be done for about 10 years. That equals \$3500 per year or \$35,000 over 10 years. But this preserves large beautiful mature trees.

The Board would appreciate your input on which direction to go. And we really need a Landscape Coordinator to manage the process.

## Vandalism in our Neighborhood – Linda McGlothlin, Treasurer

We saw more vandalism (actions that do damage to homes and other personal property) in 2015 and as a homeowner, this is disturbing to me. Some examples were the egging of cars and homes damaged by BB Guns. These acts of vandalism are often punishable by law and I suggest that if you suffer any damage to your homes or other properties that you call the Ft. Collins Police Department. As the mother of three girls who grew up in Oakridge, we had our share of toilet paper incidents (which usually occurred when the girls were not home!) But when we were egged (our car and the front of our house), that was a different story entirely. We found out who did it, called law enforcement and the parents, and had the “egggers” do community service in the hot summer. Needless to say, we were never targeted again. (It helps that the girls are all grown up and have homes of their own)

The vandalism isn't always the work of those who live in the neighborhood, but please be mindful of what is happening around you and report any incidents to the Ft. Collins Police Department.

## Financial Update

Below are the 2015 revenues and expenses as well as the proposed 2016 budget. As approved in the past several years, dues will continue to be increased by approximately 5% annually which brings the 2016 dues to \$460. Letters will go out around February 1 with payment due March 1.

Potential big ticket cost items in the next few years include spraying for the emerald ash borer, planting replacement trees, and possibly hiring a professional management company.

	<u>Proposed</u> <u>2014 Budget</u>	<u>2014 Actual</u>	<u>Proposed</u> <u>2015 Budget</u>	<u>2015 Actual</u>	<u>Proposed</u> <u>2016 Budget</u>
Dues, late fees, transfer payments	\$ 39,480.00	\$40,746.20	\$41,360.00	\$42,612.60	\$43,240.00
Water& Electric Utility	\$ (12,000.00)	(\$11,230.73)	(\$12,000.00)	(\$11,024.03)	(\$12,000.00)
Landscape	\$ (24,000.00)	(\$31,370.15)	(\$27,500.00)	(\$26,258.10)	(\$29,000.00) *
Office Supplies & Mailing	\$ (200.00)	(\$563.57)	(\$600.00)	(\$628.95)	(\$650.00)
Bank Charge	\$ (100.00)	(\$60.00)	(\$100.00)	(\$60.00)	(\$60.00)
Insurance	\$ (700.00)	(\$658.00)	(\$660.00)	(\$658.00)	(\$660.00)
Payment to OV1 HOA	\$ (500.00)	(\$500.00)	(\$500.00)	(\$500.00)	(\$500.00)
Add to (Take from) Reserves:	\$ 1,980.00	(\$3,636.25)	\$0.00	\$3,483.52	\$370.00
	*Increased Landscape Budget to manage tree spraying or replacement				

If we vote to increase dues and hire a management company:

- Total dues at \$560 annually per property gives us a revenue of \$52,640.
- Expenses would be \$42,370 plus \$10,000 for the management company totaling \$52,370.

**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. Your commitment would only be in the range of 20-40 hour per year. The Board meets a few times a year as needed, and we strive to keep meetings to one hour in length.

**Landscape Coordinator** – We need someone to take over the coordination and management of our landscape contractor. We have a great contractor, so this is actually pretty easy. Duties would include coordinate: repairs to the irrigation system, mowing, tree trimming and removals as needed, planting new trees, spraying the trees to keep them healthy.

**Vice President/Secretary** – Review our covenant specifications for decks, fences, sheds, etc. Coordinate a group to help with planting of new and replacement trees. Learn the business of the HOA for long term continuity.

**Even if we vote to hire a management company, we still need a Board to oversee them.**

The current Board consists of:

- |                      |                            |                                      |
|----------------------|----------------------------|--------------------------------------|
| Jon Haukaas .....    | President                  | President.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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**OakRidge Village Second Filing HOA  
P.O. Box 271153  
Fort Collins, CO 80527-1153**

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