Oakridge Village II HOA

January 2017



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# Message from the President

Hello Neighbors,

What a great year we had we had. New Board members, updated legal covenants, irrigation controllers, and new trees.

Once again we are providing this newsletter to update our residents about annual activities and finances.

I hope many of you can join us at the annual meeting and help out to keep Oakridge a great place to live.

Jon Haukaas, HOA President

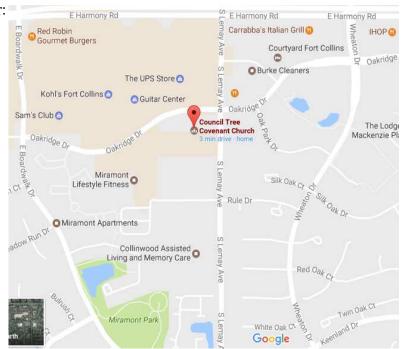
## **Annual HOA Meeting – January 18**

Our annual HOA meeting is scheduled for:

Wednesday January 18, 2017 6:00 pm – 7:00 pm Blue Spruce Room Council Tree Church 4825 S Lemay Ave

#### Fort Collins

SW Corner of Lemay and Oakridge Dr



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## **Tree Planting Day**

Seventeen people came together Saturday morning on October 22 to help plant new trees in our greenspaces. With so many hands to put to work it went quickly. What a great way to meet your neighbors and enjoy some donuts and coffee.















A million thanks to Jim & Kristi Cook for coordinating this event!

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#### **New Governance Policies**

This spring the Board hired Mr. Peter Dauster of the law firm of Gast Johnson & Muffly P.C. to provide our HOA with new/revised governance policies to meet the requirements of Colorado Statutes. Specifically - C.R.S. § 38-33.3-209.5.

These policies were reviewed and voted for approval at the May 18, 2016 Board meeting. The approved nine governance policies will be posted on the website with originals kept by the Board.

## Interested in an "Adopt a Tree" program

As mentioned last year, we will be experiencing the devastating effects of the Emerald Ash Borer in the next several years. Many of our Ash trees provide wonderful shade to our homes. As a Board, we chose to invest in beginning a tree planting program to diversify our inventory.

Several residents have expressed a desire to pay to treat the ash trees in their yards or even next to their homes in the greenbelt areas. It is estimated to cost \$125 per tree per year and will need to be sprayed for about 10 years to preserve these mature trees.

Please contact the Board if you are interested in participating in a group treatment program.

### **Financial Update**

Below are the 2016 revenues and expenses as well as the proposed 2017 budget. As approved in the past several years, dues will continue to be increased by no more than 5% annually. We are proposing another \$20 increase which will bring the 2017 dues to \$480. Letters will go out around February 1 with payment due March 1.

Potential big ticket cost items in the next few years include continuing planting replacement trees, and further repairs to the irrigation system.

| 2014 Actual   | 2015 Actual   | Proposed<br>2016 Budget  | 2016 Actual  |   | Proposed<br>2017 Budget  |
|---|---|--|--|---|--|
| \$40,746.20   | \$42,612.60   | \$43,240.00  | \$45,841.68  | *   | \$45,120.00  |
| (\$11,230.73)   | (\$11,024.03)   | (\$12,000.00)  | (\$17,455.21)  | **  | (\$16,000.00)  |
| (\$31,370.15)   | (\$26,258.10)   | (\$29,000.00)  | (\$26,696.05)  |   | (\$27,000.00)  |
| (\$563.57)  | (\$628.95)  | (\$650.00)   | (\$501.29)   |   | (\$600.00)   |
| (\$60.00)   | (\$60.00)   | (\$60.00)  | (\$60.00)  |   | (\$60.00)  |
| (\$658.00)  | (\$658.00)  | (\$660.00)   | (\$782.00)   |   | (\$780.00)   |
| (\$500.00)  | (\$500.00)  | (\$500.00)   |  |   | (\$500.00)   |
|   |   |  | (\$500.00)   | ***   |  |
| (\$3,636.25)  | \$3,483.52  | \$370.00   | (\$152.87)   |   | \$180.00   |
| * 5 houses were sold, generating \$1875 in additional income          |   |  |  |   |  |
| ** We did have the ET water expense of \$497 and a really dry summer. |   |  |  |   |  |
| *** One time charges to rewrite the Goverance Policies                |   |  |  |   |  |
|   | \$40,746.20<br>(\$11,230.73)<br>(\$31,370.15)<br>(\$563.57)<br>(\$60.00)<br>(\$658.00)<br>(\$500.00)<br>(\$3,636.25)<br>* 5 houses we | \$40,746.20 \$42,612.60<br>(\$11,230.73) (\$11,024.03)<br>(\$31,370.15) (\$26,258.10)<br>(\$563.57) (\$628.95)<br>(\$60.00) (\$60.00)<br>(\$658.00) (\$658.00)<br>(\$500.00) (\$500.00)<br>(\$3,636.25) \$3,483.52<br>* 5 houses were sold, gene | 2014 Actual         2015 Actual         2016 Budget           \$40,746.20         \$42,612.60         \$43,240.00           (\$11,230.73)         (\$11,024.03)         (\$12,000.00)           (\$31,370.15)         (\$26,258.10)         (\$29,000.00)           (\$563.57)         (\$628.95)         (\$650.00)           (\$60.00)         (\$60.00)         (\$60.00)           (\$588.00)         (\$660.00)         (\$600.00)           (\$500.00)         (\$500.00)         (\$500.00)           (\$3,636.25)         \$3,483.52         \$370.00           *5 houses were sold, generating \$1875 in a standard response of \$400.00         \$400.00 | 2014 Actual         2015 Actual         2016 Budget         2016 Actual           \$40,746.20         \$42,612.60         \$43,240.00         \$45,841.68           (\$11,230.73)         (\$11,024.03)         (\$12,000.00)         (\$17,455.21)           (\$31,370.15)         (\$26,258.10)         (\$29,000.00)         (\$26,696.05)           (\$563.57)         (\$628.95)         (\$650.00)         (\$501.29)           (\$60.00)         (\$60.00)         (\$60.00)         (\$60.00)           (\$588.00)         (\$660.00)         (\$782.00)           (\$500.00)         (\$500.00)         (\$500.00)           (\$3,636.25)         \$3,483.52         \$370.00         (\$152.87)           * 5 houses were sold, generating \$1875 in additional incomparts where sold in the property of \$497 and a really | 2014 Actual         2015 Actual         2016 Budget         2016 Actual           \$40,746.20         \$42,612.60         \$43,240.00         \$45,841.68         *           (\$11,230.73)         (\$11,024.03)         (\$12,000.00)         (\$17,455.21)         **           (\$31,370.15)         (\$26,258.10)         (\$29,000.00)         (\$26,696.05)         \$           (\$563.57)         (\$628.95)         (\$650.00)         (\$501.29)           (\$60.00)         (\$60.00)         (\$60.00)         (\$60.00)           (\$658.00)         (\$660.00)         (\$782.00)         \$           (\$500.00)         (\$500.00)         (\$500.00)         ***           (\$3,636.25)         \$3,483.52         \$370.00         (\$152.87)           * 5 houses were sold, generating \$1875 in additional income         ***           ** We did have the ET water expense of \$497 and a really dry states |

#### **Consider joining your HOA Board**

We picked up several fantastic new Board members in 2016. A big 'Thank You' to Jim & Kristi Cook and to Bill Bohlen. Their contributions were key to the success we had this year.

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 <u>per year</u>. The Board meets a few times a year as needed, and we strive to keep meetings to one hour in length.

We still have the need for a Recorder to help out.

The current Board consists of:
Jon Haukaas ......President
Bill Bohlen.....Vice President
Linda McGlothlin ...Treasurer
Jim Cook.....Landscape
Vacant.....Architecture
Carl Scafidi .....Web Master

President.oakridge2hoa@gmail.com vp.oakridge2hoa@gmail.com Treasurer.oakridgevill2hoa@gmail.com Land.oakridge2hoa@gmail.com Arch.oakridge2hoa@gmail.com

## Oakridge Village II HOA

OakRidge Village Second Filing HOA P.O. Box 271153 Fort Collins, CO 80527-1153

We are on the Web!

http://www.oakridgehoa2.org/