

# Oakridge Village II HOA Newsletter

[www.oakridgehoa2.org](http://www.oakridgehoa2.org)

January 2018

## Annual Meeting Now Scheduled

Please join your neighbors for our Association annual meeting. To approve any *official* business, like the election of new board members, a 25% quorum must be present, which equates to 24 homeowners.



## Oakridge Village 2 HOA ANNUAL MEETING

Tuesday, January 23, 7pm

Blue Spruce Room

Council Tree Covenant Church

4825 South Lemay Avenue, Fort Collins  
(southwest corner of Lemay and Oakridge Drive)

### Agenda

- Establish quorum
- Call meeting to order
- Approval of previous minutes
- Reports of committees/officers
- Election of directors
- Old business (review budget)
- New business
- Adjournment

## New Board Members Step Up!

We are grateful that Jan Harvey, our new Secretary/Recorder, and Chad Whisenant, the new Architectural Control VP, have stepped up to help their neighborhood. Since we are self-managed, which helps keep the HOA dues lower, we need homeowners to volunteer and be involved—please consider joining your HOA Board of Directors! We still have two open positions; see the table below. Technically, all board members must be nominated and approved for a three-year term at an annual meeting. Please come and participate.

Position	Current Officeholder	Email address
President	<i>vacant (Jim Cook interim)</i>	<a href="mailto:president.oakridge2hoa@gmail.com">president.oakridge2hoa@gmail.com</a>
Vice President	Bill Bohlen	<a href="mailto:vp.oakridge2hoa@gmail.com">vp.oakridge2hoa@gmail.com</a>
Treasurer	Linda McGlothlin	<a href="mailto:treasurer.oakridgevill2hoa@gmail.com">treasurer.oakridgevill2hoa@gmail.com</a>
Secretary	Jan Harvey	<a href="mailto:recorder.oakridge2hoa@gmail.com">recorder.oakridge2hoa@gmail.com</a>
Landscape VP	Jim Cook	<a href="mailto:land.oakridge2hoa@gmail.com">land.oakridge2hoa@gmail.com</a>
Architectural Control VP	Chad Whisenant	<a href="mailto:arch.oakridge2hoa@gmail.com">arch.oakridge2hoa@gmail.com</a>
Assistant Secretary/Treasurer	<i>vacant</i>	TBD

## Home Sale Stats

Six(6) homes sold in our HOA neighborhood in 2017. That provided the Association with around \$2300 in transfer fees. Welcome new neighbors!

## Reserve Study Now Published

If interested, please take a look at the Reserve Study and Funding Plan report that is now posted on our website. It documents a financial plan to meet our Association common interest property obligations.



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## Budget Information

Your HOA board of directors has approved the budget for 2018 and is pleased to announce that the annual fees will remain at \$480 per home for this year. With 94 homes, that means \$45,210 in projected revenue. Any home sale transfer fees will increase this amount. Total expenses are projected to be \$41,535 which will leave about \$3500 that we will add to the reserves. Our reserve savings should then be a bit over \$20,000—our goal is to reach and then maintain at least 50% of our annual operating expenses in reserve savings, and to use our Reserve Study and Funding Plan to help guide ongoing future contributions and distributions. If you have any questions about the budget, please plan on attending the annual meeting. More details will be available, but the chart below is a summary.

	2015 Actual	2016 Actual	2017 Actual	2018 Budget
<b>HOA dues per home:</b>	\$440	\$460	\$480	\$480
<b>Total Income:</b>	* \$42,968.24	* \$46,216.85	** \$47,419.77	\$45,210.00
Expenses				
Administrative	\$1,261.95	\$1,893.29	\$827.05	\$935.00
Common Area Infrastructure Maintenance	\$3,634.60	\$785.35	\$1,201.20	\$1,200.00
Common Area Landscape Maintenance	\$23,693.50	\$24,808.58	*** \$18,972.44	\$23,750.00
Common Area Utilities	\$11,024.03	\$17,455.91	\$16,047.79	\$15,650.00
<b>Total Expenses:</b>	\$39,614.08	\$44,943.13	\$37,048.48	\$41,535.00
Transfer to Reserves:	0	0	\$10,000	\$3,500
Reserve Savings Account Balance:	\$6,730.47	\$6,732.91	\$16,734.93	\$20,234.93
Operating Funds Checking Account Balance:	\$6,171.96	\$6,838.77	\$7,445.29	\$7,530.29

\* After self-audit, revised slightly higher than previously published.

\*\* Includes almost \$2300 in home sale transfer fees.

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

## More Trees (and Shrubs) Planted!

We held our 2<sup>nd</sup> annual tree planting event on Saturday, October 7<sup>th</sup>. Four oak, two elm, and two spruce trees plus several shrubs were planted. Thanks so much to those who turned out to help! If you would like to see a tree or shrub planted in a particular greenbelt location, please let the Landscape VP know so that we can get it done next time.



## Look for Neighborhood Meet-N-Greet this Summer

Sometime this Spring or Summer, we hope to organize a neighborhood event. One idea is a lawn sports tournament: Bocce ball, croquet, badminton anyone? But for now, stay warm!



If you did not receive this newsletter via email, please provide a current email address to our Treasurer, Linda McGlothlin. Her email address is on the first page.