

# Oakridge Village 2 HOA Newsletter

www.oakridgehoa2.org

January 2021

## Mark Your Calendar

Please plan on attending our annual Association meeting to be held virtually via Zoom (due to ongoing Covid-19 restrictions and concerns). Your presence is important since two(2) board positions need to be filled. We currently have one open position, and the term of another board member has concluded, so their position will be up for re-election. If you are unable to attend in person (via Zoom), 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. We need at least 24 homeowners (25%) present in person or proxy to reach the required quorum!**



### Annual Meeting

**7:00pm, Tuesday, February 16, 2021**

Virtual meeting via Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/82651161967?pwd=VEg1eFg3c2JZOFNOdnRDWFpCLOV2UT09>

Meeting ID: 826 5116 1967

Passcode: 423519

An email will be sent a few days prior to the meeting date with the pertinent links that may be clicked to join the meeting from your computer or smart phone.

### Agenda

- Establish quorum
- Call meeting to order
- Approval of prior meeting minutes
- Officer/committee reports
- Old business (review 2021 budget)
- New business
- Election of directors
- Adjournment



### 2021 Budget

Your HOA board of directors has approved the following budget for 2021. Annual dues will remain set at \$655. More details will be available at the annual meeting, but the chart below is a summary.

	2016	2017	2018	2019	2020	2021 Budget
<b>HOA dues per home:</b>	\$460	\$480	\$480	\$655	\$655	\$655
<b>Total Income (94 homes):</b>	\$46,216.85	\$47,419.77	\$47,388.08	\$63,876.86	<sup>1</sup> \$71,577.62	\$61,570.00
Expenses						
Administrative (including legal)	\$1,893.29	\$886.85	\$1,647.23	\$1,724.17	\$1,129.78	\$1,340.00
Common Area Infrastructure Maintenance	\$785.35	\$1,201.20	\$510.04	\$0.00	<sup>2</sup> \$15,905.86	\$7,600.00
Common Area Landscape Maintenance	\$24,808.58	\$18,972.44	\$28,285.08	\$24,956.73	<sup>3</sup> \$33,512.37	\$40,020.00
Common Area Utilities	\$17,455.91	\$16,047.79	\$14,092.74	\$10,874.24	\$12,600.67	\$12,860.00
Water Tap Allotment Increase				\$16,210.96	\$20,016.02	\$0.00
<b>Total Expenses:</b>	\$44,991.02	\$37,108.28	\$44,535.09	\$53,765.74	\$83,164.70	\$61,820.00
Transfer to Reserves:	\$0	\$10,000	\$5,000	\$10,000	-\$10,000	\$0
Reserve Savings Account Balance:	\$6,732.91	\$16,734.93	\$21,753.38	\$31,801.24	\$21,810.76	\$21,820
Operating Funds Checking Account Balance:	\$6,838.77	\$7,445.29	\$5,215.40	\$5,208.12	\$3,590.92	\$3,340

<sup>1</sup> Includes \$8,285.61 turf conversion grant funds from Northern Water.

<sup>2</sup> Includes \$6,405.85 for Phase 1 turf conversion and \$9,500.01 for irrigation system repairs—50% paid by Northern Water grant.

<sup>3</sup> Includes \$9,966.06 for tree pruning and cleanup after damaging wind and snow storms.

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After serving in our Secretary position for about 3 years, Jan Harvey resigned from the board this past July. Her note-taking skills and distinct opinions and ideas are sorely missed. Thank you for your service to the neighborhood, Jan!

## 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).

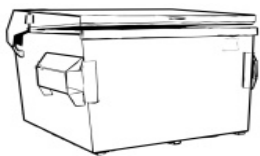
Please respect your neighbors and your neighborhood and remain compliant to our Covenants.

## Tenant Notification

If you do not occupy your Oakridge Village 2 home, please be sure to forward this newsletter to your tenants and keep them informed. They must also comply with our covenants.



## Remodeling Dumpsters



While making repairs or remodeling, a temporary waste dumpster may be placed on your driveway. If you'd like to place a temporary waste disposal dumpster on the street and/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 Architectural Request 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](mailto:arch.oakridge2hoa@gmail.com)



## Snow Removal



Your HOA is responsible for removing snow from the sidewalks along our common areas. We normally perform this task ourselves rather than paying a contractor. Many thanks to those neighbors who volunteer and help out with this task!

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

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## Phase 1 Turf Conversion Update

- We received a grant payment of \$8,285.61 from Northern Water.
- Spent \$6,405.85 on actual turf conversion area, which included adding drip irrigation system around existing trees.
- Spent another \$9,500.01 on irrigation system improvements and repairs in all irrigation zone areas.
- Used project results to receive 2-year water surcharge waiver from City.

**Killed existing turf**



**Seeded native grass and forbs**



**Watered to confirm growth**



## Phase 1 Ongoing Efforts

- Re-seed sparse areas this Spring.
- Continue to irrigate native seed and forbs this coming season (2021) to get well-established.
- Perform weed control in the conversion area.
- Continue to document our results.
- Plan to adjust sprinkler heads and cut back watering in the area next season (2022).

## Phase 2 Turf Conversion Slated for 2022

The 2021 irrigation season will be used to get the Phase 1 conversion area well-established. However, we will begin to prepare for a Phase 2 turf conversion, which has previously been identified for a portion of our common area adjacent to the Southridge Golf Course. Its anticipated start in the Spring of 2022 will hinge upon thorough homeowner input and receiving another grant approval for significant funding.



Please email questions or comments to Roger Sherman ([rsherman@bhadesign.com](mailto:rsherman@bhadesign.com))

## HOA Website

We try to keep our website up-to-date. Any suggestions for improvement?

[www.oakridgehoa2.org](http://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](mailto:streets@fcgov.com)

Phone: **970-221-6615**

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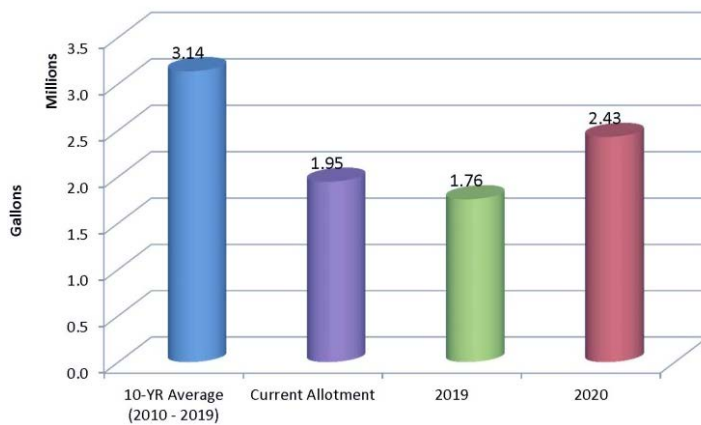
## Irrigation Season Recap

Unfortunately, relatively hot and dry weather prevailed for the entire 2020 season. Although we used about 23% more water than our record setting low 2019 season, we still struggled to keep the turf green. We also had several irrigation system malfunctions that prevented proper automatic watering and significantly set back the condition of the turf. Ongoing maintenance of our aging system will continue to be a challenge. However, the good news is that we used 23% and 39% less water than our 10-year historical averages for the Wheaton and Keenland water taps respectively! Please see all the relevant charts posted on the Landscape page of our website. A couple of key charts are shown below.



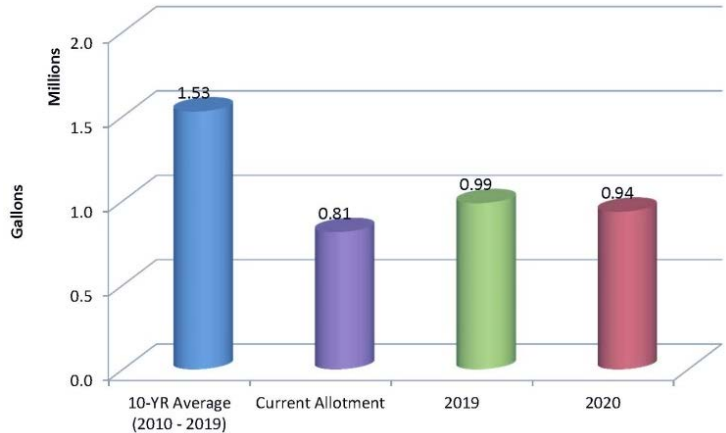
### Annual Irrigation Water Use

5285 Wheaton 1.5 inch tap



### Annual Irrigation Water Use

1501 Keenland 1.0 inch tap



## Water Allotment Increase Purchase Update

In 2019, your HOA board of directors spent \$16,210.10 to purchase 159,027 gallons of annual water allotment for the larger 1.5 inch Wheaton tap. This raised our allotment for that tap to 1,788,287 gallons. At the end of the 2020 irrigation season, with water usage exceeding our annual allotment at this tap by about 36%, your directors decided to spend another \$20,016.02 and purchase an additional 158,000 gallons of annual water for this tap. This sets our new annual allotment at 1,946,287 gallons for the Wheaton tap. As for the smaller 1.0 inch Keenland tap, the City once again did not bill a surcharge (per our permit) even though we exceeded our annual allotment by about 16%, or 130,000 gallons. Your board of directors has decided not to purchase any water allotment increase for this tap, but to complete the Phase 1 turf conversion in this irrigation area to help reduce future water usage below our annual allotment.



If you did not receive this newsletter via email, please provide a current email address to our Treasurer, Linda McGlothlin: [treasurer.oakridgevill2hoa@gmail.com](mailto:treasurer.oakridgevill2hoa@gmail.com)

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

The **Annual Assessment Notification** is also enclosed. Please make your payment promptly by March 1<sup>st</sup>.

