

Oakridge Village 2 HOA Newsletter

www.oakridgehoa2.org

January 2022

Mark Your Calendar

Please plan on attending our annual Association meeting to be held virtually via Zoom once again. Your attendance is important since three(3) board positions need to be filled. The terms of two board members have concluded, so their positions will be up for re-election. And another position is currently being filled by board appointment, so we will also have a full membership vote for it. 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, Wednesday, February 16, 2022

Virtual meeting via Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/84237656445?pwd=TERXNC9nUWNqd0NSZzk0SHFvekNadz09>

Meeting ID: 842 3765 6445

Passcode: 969570

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



2022 Budget

Your HOA board of directors has approved the following budget for 2022. Annual dues will increase by \$30 for a total of \$685. More details will be available at the annual meeting, but the chart below provides a summary of our finances.



	2017	2018	2019	2020	2021	2022 Budget
HOA dues per home:	\$480	\$480	\$655	\$655	\$655	\$685
Total Income (94 homes):	\$47,419.77	\$47,388.08	\$63,876.86	\$71,577.62	\$62,136.18	\$64,390
Expenses						
Administrative (including legal)	\$886.85	\$1,647.23	\$1,724.17	\$1,129.78	\$1,713.62	\$1,450
Common Area Infrastructure Maintenance	\$1,201.20	\$510.04	\$0.00	\$15,905.86	¹ \$4,551.28	\$200
Common Area Landscape Maintenance	\$18,972.44	\$28,285.08	\$24,956.73	\$33,512.37	² \$40,857.31	\$37,626
Common Area Utilities	\$16,047.79	\$14,092.74	\$10,874.24	\$12,600.67	\$18,401.65	³ \$35,828
Water Tap Allotment Increase			\$16,210.96	\$20,016.02	\$0.00	\$0
Total Expenses:	\$37,108.28	\$44,535.09	\$53,765.74	\$83,164.70	\$65,523.86	\$75,104
Transfer to Reserves:	\$10,000	\$5,000	\$10,000	-\$10,000	-\$1,000	-\$12,000
Reserve Savings Account Balance:	\$16,734.93	\$21,753.38	\$31,801.24	\$21,810.76	\$20,815.64	\$8,815
Operating Funds Account Balance:	\$7,445.29	\$5,215.40	\$5,208.12	\$3,590.92	\$1,198.37	\$2,500

¹Includes \$4,407 for emerald ash borer tree insecticide treatment (good for 2 years).

²Includes \$5,100 for tree preventative maintenance pruning and \$5,921 for tree cleanup after damaging storm.

³Includes \$11,783 for excess water surcharges incurred during the 2021 season but billed in January 2022 by the City.

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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 driveway pavement or yard redesigns. **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). If needed, temporary piles of landscaping or remodeling materials may be left in your driveway or yard, but do not place in the street—it is a hazard!

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 and regulations.



Help Needed to Reduce Hazardous Street Parking



Please minimize or eliminate parking your vehicle overnight or for extended periods along the through streets in our neighborhood, Wheaton/Barberry and McMurry. Parked vehicles along these routes, especially when two cars are on either side of the road at the same location, create a pinched road width that often obscures driver sight lines. The situation is particularly hazardous along the road curves and/or when snow and ice are present.

Whenever possible, always utilize your garage and private driveway for parking before choosing to park on the street. Try to avoid parking along any street curves or directly across the street from another parked car.

Thanks for your support with this request to increase safety in our neighborhood.

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



HOA Website

Please take a look at our website to access pertinent HOA information like a copy of our Covenants.

www.oakridgehoa2.org

We try to keep it up-to-date. Would anyone like to help maintain it?



Melanie Wood resigned from the board this past June. As a relatively new homeowner in the neighborhood, she provided a fresh perspective for the board, and that will be missed. Thank you for your service, Melanie! Sara Belmont quickly stepped in to fill the vacant spot and has been serving as our Secretary. Thank you, Sara!

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Remodeling Dumpsters and Equipment

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 or any construction equipment 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.



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. When clearing snow, it is important that you do not impede traffic by making a snow mound in the street—it is a hazard!

Phase 1 Turf Conversion Update

- Native grass and forbs were well-established by the end of the season as the photos below indicate!
- Sprinkler heads have now been adjusted to significantly cut back watering in the area next season (2022).

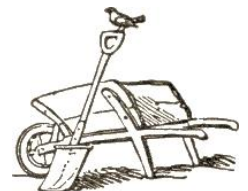


Phase 2 Turf Conversion Delayed

We previously identified a portion of our common area adjacent to the Southridge Golf Course for our Phase 2 turf conversion, and we anticipated starting the conversion in the Spring of 2022. However, it has been delayed due to a lack of resources. We were unable to submit the necessary grant applications in time to receive funding for this year. Please let your board of directors know if you would like to help restart this effort.

Yard Maintenance Concerns

This past summer, some complaints were made regarding the upkeep and condition of a few yards in our neighborhood. If you think your yard might be on that list, please try and do better! You are responsible for the maintenance and care of your lawn and landscaping. Choosing not to mow or trim or letting the grass die is not acceptable. We also encourage our neighbors to reach out to one another in a courteous and productive manner if they have a complaint or notice HOA violations that need to be addressed. For instance, not everyone is born with a green thumb, and it could be that your neighbor needs extra help or advice in this area. But if you are unable to come to an agreement with your fellow neighbors, your HOA board is always here to help—and we plan to be more proactive in encouraging proper yard maintenance.



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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

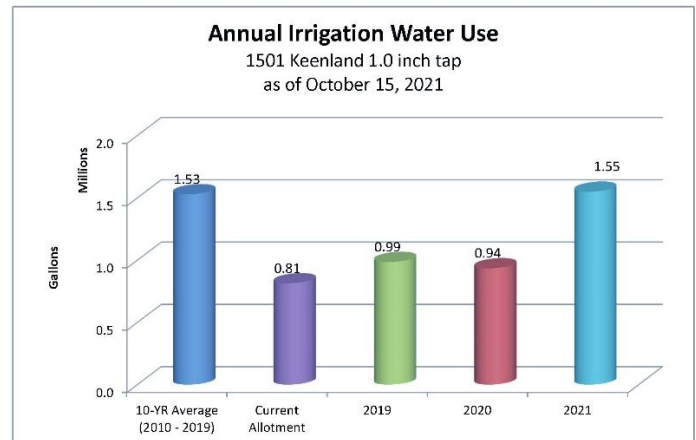
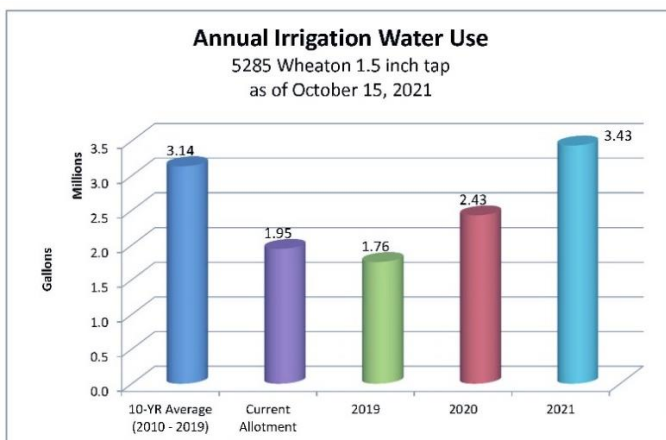
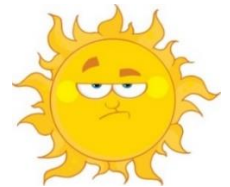
Phone: 970-221-6615



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

Irrigation Season Recap

Prior to the start of the irrigation season, the board of directors decided to pay our landscape contractor Lindgren to manage the irrigation system rather than handling that task ourselves. Unfortunately, relatively hot and dry weather prevailed once again for the 2021 season. Lindgren kept the turf green for us, but that cost us a lot of money. We used 41% and 65% more water than in 2020 for the Wheaton and Keenland water taps respectively, which is well above our City allotments and more than our 10-year historical averages! Please see all the relevant charts posted on the Landscape page of our website. A couple of key charts are shown below.



Water Surcharges Hit Our Budget Hard

Our annual allotment for the larger 1.5 inch Wheaton tap is 1,946,287 gallons. At the end of the 2021 irrigation season, our water usage exceeded our annual allotment at this tap by about 76%, or 1,480,000 gallons! As for the smaller 1.0 inch Keenland tap, our annual allotment is 810,000 gallons. Our water usage exceeded our annual allotment at this tap by about 91%, or 740,000 gallons! Thankfully, we had received a 50% waiver from the City for any surcharges in 2021. However, we were still billed \$11,753 for excess water surcharges. Next year, we will not have the waiver, so this amount of water usage would cost us almost \$24,000 in surcharges.

As a result, we are working to include stricter water monitoring and reporting from our landscape contractor for the 2022 season.



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 1st.

