

Oakridge Village 2 HOA Newsletter

www.oakridgehoa2.org

January 2023

Mark Your Calendar

Please plan on attending our annual Association meeting. Your attendance is important since four(4) board positions need to be filled. The terms of two board members have concluded, so their positions will be up for re-election. And two other board members have decided to vacate their positions early, so we will also be accepting nominations to fill those open seats. If you are unable to attend in person, 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

6:30pm, Wednesday, February 8, 2022

Council Tree Covenant Church
Blue Spruce Room
4825 South Lemay Avenue
Fort Collins, CO 80525

Agenda

- Establish quorum
- Call meeting to order
- Approval of prior meeting minutes
- Officer/committee reports
- Old business (review 2023 budget)
- New business
- Election of directors
- Adjournment



2023 Budget

Your HOA board of directors has approved the following budget for 2023. Annual dues will remain set at \$685. More details will be available at the annual meeting, but the chart below provides a summary of our finances.

	2018	2019	2020	2021	2022	2023 Budget
HOA dues per home:	\$480	\$655	\$655	\$655	\$685	\$685
Total Income (94 homes):	\$47,388.08	\$63,876.86	\$71,577.62	\$62,136.18	\$68,001.91	\$64,990
Expenses						
Administrative (including legal)	\$1,647.23	\$1,724.17	\$1,129.78	\$1,713.62	\$1,408.27	¹ \$6,500
Common Area Infrastructure Maintenance	\$510.04	\$0.00	\$15,905.86	\$4,551.28	\$0.00	² \$6,500
Common Area Landscape Maintenance	\$28,285.08	\$24,956.73	\$33,512.37	\$40,857.31	\$33,281.48	\$39,888
Common Area Utilities	\$14,092.74	\$10,874.24	\$12,600.67	\$18,401.65	\$20,342.00	\$12,278
Water Tap Allotment Increase		\$16,210.96	\$20,016.02	\$0.00	\$0.00	\$0
Total Expenses:	\$44,535.09	\$53,765.74	\$83,164.70	\$65,523.86	\$55,031.75	\$65,166
Transfer to Reserves:	\$5,000	\$10,000	-\$10,000	-\$1,000	\$7,000	\$3,000
Reserve Savings Account Balance:	\$21,753.38	\$31,801.24	\$21,810.76	\$20,815.64	\$27,832.55	\$30,900
Operating Funds Account Balance:	\$5,215.40	\$5,208.12	\$3,590.92	\$1,198.37	\$7,151.62	\$3,500

¹Includes \$5,000 for legal retainer to confirm HOA governing documents fully comply with new state and City statutes.

²Includes \$4,500 for emerald ash borer tree insecticide treatment (good for 2 years) and \$1500 for new irrigation water flow meter.



Roger Sherman and Chad Whisenant have announced their resignation from the board of directors effective at the upcoming annual meeting. Roger provided lots of landscape management help and Chad was our architectural control committee lead. Their departure will leave a big gap in our ability to effectively serve one another in the neighborhood. Thank you for your service, gentleman!

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Good Neighbors

If you see something or plan to do something to your house that may affect your neighbors, please talk to them first. It may go far in your relationship. Not everyone has to agree to what you may be doing, but it would go a long way if they knew first what your plans are. We are very fortunate to have the neighborhood we do.

Covenant Compliance

We want to remind everyone that compliance with our architectural control and other Covenants is an important obligation of Association homeowners. Here are 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.



Serve Your Neighborhood

Our HOA only functions as well as we volunteer and serve one another per our governing documents. Please consider your role in helping to maintain and improve our neighborhood. You can help even without getting elected to the board of directors. Form or join a service committee. The annual meeting scheduled for February 8 is a great place to meet your neighbors, get better connected, and start serving!

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. Tenants 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 both sides 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.

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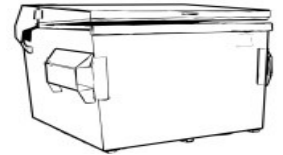
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A copy of the **Architectural Review Request Form** may be downloaded from the Architectural Request page of our website. Please complete as needed and submit via email to our Architectural Control VP: arch.oakridge2hoa@gmail.com



Remodeling Dumpsters, Materials, and Equipment

While making repairs, landscaping changes, 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. Materials and equipment required for your project must be placed on your driveway or property, not in the street.



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!

HOA Website

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

www.oakridgehoa2.org

And if you have an interest or knack for website design and maintenance, please contact an HOA board member—we could really use your help.



Yard Maintenance

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 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 in this area.



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

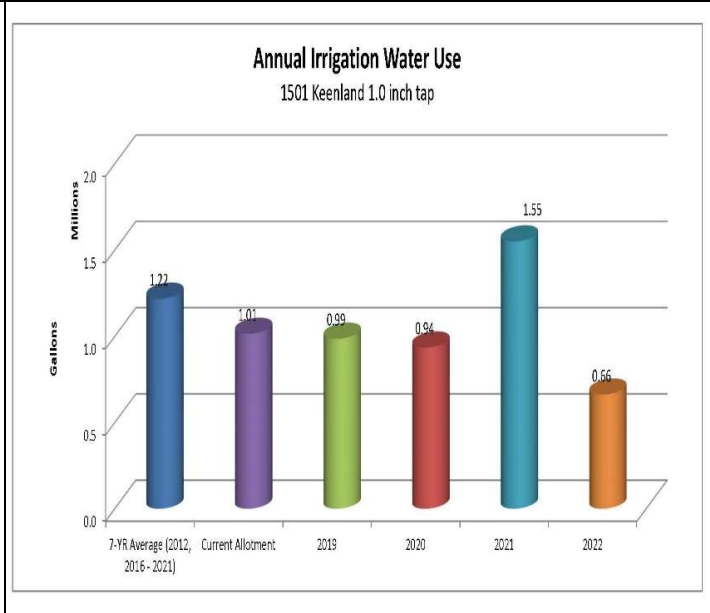
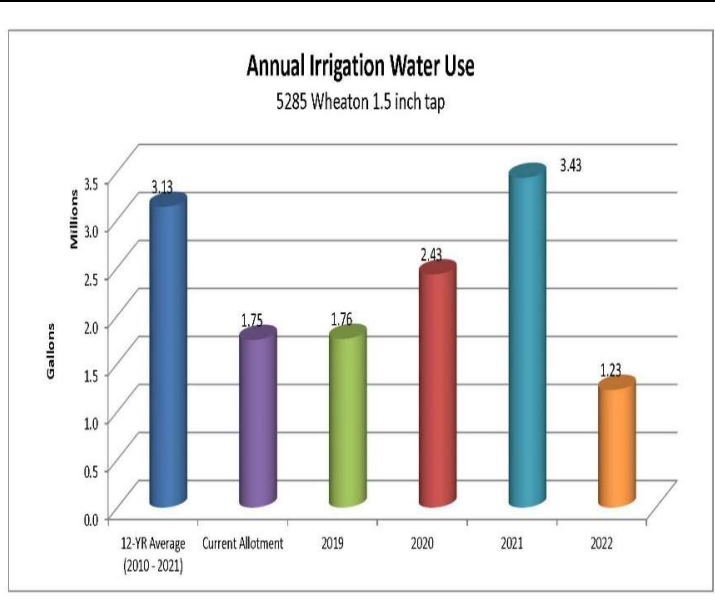
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Irrigation Water Usage Sets New Record Low

After poor results with leaving water management up to our landscape contractor the previous season, paying much closer attention to biweekly usage and much effort from board member Bill Bohlen this past season resulted in tremendous savings. We used 64% and 57% less water than in 2021 for the Wheaton and Keenland water taps respectively, which was less than our historical averages and below our City allotments! Please see all the relevant charts posted on the Landscape page of our website. A couple of key charts are shown below.



Water Management Has Huge Budget Impact

Our annual allotment for the larger 1.5 inch Wheaton tap is 1,746,287 gallons. At the end of the 2022 irrigation season, our water usage fell below our annual allotment at this tap by about 30%, or 520,000 gallons! As for the smaller 1.0 inch Keenland tap, our annual allotment is 1,014,630 gallons. Our water usage fell below our annual allotment at this tap by about 35%, or 350,000 gallons! So no water usage surcharges from the City for the 2022 irrigation season. This improved focus on water management translated into a **\$15,000 savings** for our HOA this past year.



Phase 2 Turf Conversion Plans Suspended

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, due to our increased focus on water management of our existing turf areas—and our substantial success in lowering water usage—the board of directors has decided to suspend any further turf conversion plans at this time.

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.

