

Oakridge Village 2 HOA Newsletter

www.oakridgehoa2.org

January 2024

Mark Your Calendar

Your attendance at our annual Homeowner's Association Meeting is important as we will be discussing updated policies and the 2024 budget. **We are required to have at least 24 homeowners (25%) present in order to establish a quorum.** Therefore, your attendance in person or by proxy is imperative to reach a quorum.



If you are unable to attend in person, please complete and return the proxy form that was delivered with this newsletter. Or, you may download a copy from our website (oakridgehoa2.org). Proxy forms should be returned to one of your HOA Board Members or the HOA Secretary at secretary.oakridge2hoa@gmail.com or submitted at the Annual meeting, prior to the meeting being called to order.



**Annual Meeting 6:30pm, Thursday,
February 8, 2024**

Council Tree Covenant Church
Council Tree Chapel
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 2024 budget)
- New business
- Election of directors
- Adjournment

Good Neighbors!

2023 was a great year and we are looking forward to bringing the New Year in with energy, gratitude, humbleness and community strength! Our hope is that the time we have spent updating and reviewing policies for HOA compliance will provide us with easier answers and approaches to 2024 items. We want to let you know of the new **Landscaping and Enforcement Policies** which are available on our website at www.oakridgehoa2.org. Please reference these policies to assist with upcoming 2024 projects or to reference for enforcement related concerns. That being said, if you see something or are planning alterations to your house or landscaping that may affect your neighbors, please reach out to your neighbors. Not everyone has to agree with your plans, however communication goes a long way when neighbors know firsthand what your plans are. Alternatively, this applies to HOA violations. Open communication as well as receptiveness to fellow community members, can build stronger neighborhood relationships. We are very fortunate to have the community that we do and want our neighborhood as well as our community relationships with each other to continue to thrive.



Give a BIG thank you to all of your volunteer HOA Board Members that have served over the past year. Many hours were spent in reviewing State and local regulations and updating and/or writing policies to ensure that our HOA is compliant.

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2024 BUDGET

Your HOA board of directors has approved the following budget for 2024. Annual dues will remain the same for 2024 and are set at \$685. More details will be available at the annual meeting, but the chart below provides a summary of our finances.



	2019	2020	2021	2022	2023	2024 Budget
HOA dues per home:	\$655	\$655	\$655	\$685	\$685	\$685
Total Income (94 homes):	\$63,877	\$71,578	\$62,136	\$68,002	\$65,852	\$64,866
Expenses						
Administrative (including legal)	\$1,724	\$1,130	\$1,714	\$1,408	\$5,101	¹ \$4,570
Common Area Infrastructure Maintenance	\$0.00	\$15,906	\$4,551	\$0.00	\$6,213	² \$5,000
Common Area Landscape Maintenance	\$24,957	\$33,512	\$40,857	\$33,281	\$48,107	\$41,000
Common Area Utilities	\$10,874	\$12,601	\$18,402	\$20,342	\$7,192	\$12,275
Water Tap Allotment Increase	\$16,211	\$20,016	\$0.00	\$0.00	\$0.00	\$0
Total Expenses:	\$53,766	\$83,165	\$65,524	\$55,032	\$66,614	\$62,845
Transfer to Reserves:	\$5,000	-\$10,000	-\$1,000	\$7,000	\$3,000	\$3,000
Reserve Savings Account Balance:	\$21,753	\$21,811	\$20,816	\$27,833	\$30,910	\$33,910
Operating Funds Account Balance:	\$5,215	\$3,591	\$1,198	\$7,152	\$7,215	\$6,200

¹Includes \$2,500 for legal retainer to continue updating governing documents to comply with new state and City statutes.

²Includes \$3,000 for tree/shrub maintenance and \$2000 for a new irrigation water flow meter.

COVENANT COMPLIANCE

We want to remind everyone that compliance with our Architectural Control Committee (ACC) and other Covenants and Policies is an important obligation of the members of this Homeowners Association. Here are a few to highlight:

- **Architectural Changes** - Changes to your property's exterior must receive HOA ACC approval (Article VII, Section 1) prior to any work commencing. This includes driveway pavement or yard redesigns, among other items. **Submit requests at least 30 days in advance of your planned change. Requests will be approved/denied or responded to requesting more information within 30 days of receipt, please keep this in mind when planning any work you may have contracted.** 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. A copy of the **Architectural Review Request Form** may be downloaded from the Architectural Request page of our website. Please complete the form as needed and submit it via email to our Architectural Control Committee at arch.oakridge2hoa@gmail.com.
- **Recreational Vehicles** - HOA Covenants (Article VIII, Section 9) state that recreational vehicles and trailers may only be parked in view for 24 hours. The HOA is extending this requirement to 48 hours to coincide with City ordinance, after which it must be moved to an off-site storage area. Leaving these vehicles on the street causes obstruction of view for other drivers and pedestrians in our neighborhood. If you notice a violation, you may call the Fort Collins Police at 970-419-3273 to report it directly to the City. Please continue keeping our streets safe!
- **Trash containers** must be stored out of street view (Article VIII, Section 13) and only left at curb **12 hours prior** to pick-up and **12 hours after** pick-up (per City code). You may call the city's Nuisance Hotline to report a violation at 970-416-2200, as this is a code violation for the City of Fort Collins.
- **Remodeling and the use of Dumpsters, Materials & Equipment** – While making repairs, landscaping changes or remodeling, a temporary waste dumpster may be placed in your driveway. All materials and equipment required

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for your project must be placed on your property or in your driveway – **not in the street**. Per the city ordinance, trailers of any kind cannot be stored on the street.

- **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). Additionally, the association continues to prohibit commercial signs or flags.
- **Pets** - Please do not allow your pets to become a nuisance (Article VIII, Section 5). If your dog is a talker/barker please show your community respect and bring your pup inside.
- **Debris or Junk** - 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, however please refrain from placing material into the street as this too becomes a safety hazard.

Please respect our neighborhood with continued compliance with the Oakridge Village 2 CCR's and Policies.

FRIENDLY REMINDERS

Snow Removal

Your HOA is responsible for removing snow from the sidewalks along our common areas. Volunteers and HOA members normally perform this task rather than using snow removal services. 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 of snowfall per City of Fort Collins ordinance**. When clearing snow, it is important that you do not impede traffic by making a snow mound in the street—this can become a safety hazard!



Yard Maintenance

You are responsible for the maintenance and care of your lawn and landscaping. Choosing not to mow, trim bushes or trees or letting the grass die could result in an assessment of fines. If there are HOA violations that are observed by neighbors, we encourage discussion with neighbors in a courteous and productive manner for possible assistance or guidance. Not everyone has a green thumb, and your neighbor or fellow community member might be able to assist you. **Notably, your Board Members have formulated a new Landscaping Policy and Enforcement Policy to be implemented in 2024.** We encourage everyone to read this policy before submitting plans for landscaping projects.



Selling your Home

When selling a home within an HOA, transfer paperwork must be completed between the HOA and the realtor and/or title company. In order to avoid delays in your closing, please ensure your realtor or title company is aware that Oakridge Village II HOA has a fee associated with any transfer of property within the HOA that must be collected at the time of closing. Information for potential buyers and their agents may be found on the HOA website > More > Realtor/Title Co Info. They may also contact the HOA Treasurer at treasurer.oakridgevill2hoa@gmail.com with questions or for completion of paperwork. The earlier they begin the process, the easier it is for the HOA to meet all closing deadlines.



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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 and Speeding!



Please assist to minimize or eliminate parking vehicles overnight or for extended periods of time along the through streets in our neighborhood on Wheaton/Barberry or McMurry. Parked vehicles along these routes, especially when two cars are on both sides of the road at the same location, create a narrowing in road width and often obscures driver's sight lines. The situation is particularly hazardous along the road curves and/or when snow and ice are present. There are many children and members of the community that walk the neighborhood that may be put at risk when the road space is narrow.

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

Please ask all drivers in your home to adhere to the posted MAXIMUM speed limit of 25 mph while driving in the neighborhood. Safety is of utmost importance and we have many small children playing in the area as well as residents crossing streets. Slower speed ensures the safety of everyone!

COMMON AREA LAND MANAGER'S 2023 REPORT

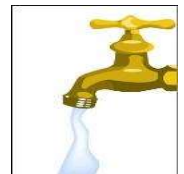
Notable 2023 Maintenance Items

The three maintenance expenditures listed below are worth mentioning as they were not normal annual costs. The cost for these actions were either budgeted or covered by cost savings from irrigation water usage.

- 1) Ash Tree semi-annual insect Treatment – \$4600
- 2) Dead tree removals (5 each) and miscellaneous tree trimming – \$4300
- 3) "Coat Hanger" drainage pipe cleaning – \$1600

2023 Irrigation Water Use Well Within Allocations

Our HOA irrigation system has two taps that provide water to irrigate our 7.5 acres of "common area". Water use from each of these two taps was a bit less than last year and safely within our allocations from the City of Fort Collins. This is good news as no surcharge costs were assessed saving money from budgeted costs. This is the second year in a row that water usage and related costs were well controlled providing confidence that future usage can be consistently held within budgeted costs and City volume allocations.



2023 Total Water Allocations - 2,761,000 gallons & budgeted cost of \$11,350

2023 **ACTUAL** Water Usage - 1,511,000 gallons & actual cost of \$4,500

Planting "Beds" Within our Common Areas

Scattered within our 7.5 acres of common area are +/- 15 planting beds of various sizes. Most but not all of these areas have some sort of border defining their limits. These "beds" have been generally ignored for years. This past growing season we cleaned up several of these beds with the assistance

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of our Landscape Subcontractor (Lindgren Landscape). It is our intention to continue this practice for the next few years until all “beds” are clearly defined and horticulturally vibrant.

Any Interest in a New Tree Planting Program?

Our HOA Common Areas contain in excess of 125 mature trees. There is a normal attrition rate due to simple age, insects, severe weather and other natural causes. In the past we have had several years where the HOA planted a few replacement trees. Is there current interest in planting new trees? If so, in what areas? Please consider this and be prepared to address this at the annual meeting in February 2024.

Please communicate questions and concerns

Your HOA Board asks that any questions or concerns regarding common areas be directed to members of the Board. This includes non-pedestrian access over any portion of the common areas or maintenance concerns pertaining to any common area spaces.

Would you like to serve your neighborhood?

Our HOA only functions as long as there are volunteers who are able to serve one another with the guidance of our governing documents. Please consider your role in helping to maintain and improve our neighborhood. You can help even without being elected to the board of directors. There are supportive roles within service committees. The annual meeting scheduled for **February 8, 2024** is a great place to meet your neighbors, become better connected and possibly start serving!



HOA Website

Please take a look at our website to access pertinent HOA documents and forms, such as landscaping requests. Visit our website at www.oakridgehoa2.org



We are in need of someone that might have an interest or knack for website design and maintenance, please contact an HOA board member—we could really use your help.

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, Camille Susemihl: 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 1st.**

