



## *President's Letter*

Hi Neighbors,

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It sure seems like a long time since the trees were damaged from the early wet snowfall. Our wonderful Colorado weather brought the trees back in full glory. But it was not without your help. Thanks to all who responded to the special assessment notice and to those who attended the meeting in March.

The special assessment went to pruning the dead and dangerous limbs off the trees, and we engaged Fine Tree service to be our "on call company" for any tree needs that Monarch landscaping can not handle. Now that we have a consistent contractor, we can develop a plan for the future health of our trees. Thanks to both Monarch and Fine Tree for their expert help.



Obviously, we are currently dealing with a severe drought. Read more about how the HOA is dealing with this in the Landscaping Update on page 2. On page 3 is the Architectural Update, and the current Treasurer's Report is on page 4. At the meeting in March, some of you expressed interest in serving on the Board of Directors. The outline of BOD positions appears on page 3. Thanks in advance for checking this out, and we encourage you to participate.

Neighborhood Night Out is Tuesday, August 7, 2012. We encourage you to get together with the folks on your block to do something fun together. The City of Fort Collins has suggestions at

<http://www.fcgov.com/neighborhoodservices/neighborhoodnightout.php>.

Neighborhoods who play together tend to stay together!

Vince Friscia

The City of Fort Collins Utilities department offers free sprinkler audits to homeowners. An auditor will come to your property, check out your sprinkler programming, and advise you whether you need to water more or less and at what times of day. Check it out at [www.fcgov.com](http://www.fcgov.com).

## *Landscaping Update*

Mother Nature continues to challenge us. From the heavy, damaging snow late last year to this year's hot and dry summer, our trees and lawn areas have been under assault. Precipitation thus far in 2012 is running about a third of normal. However, with some small help from late June/early July monsoonal showers, we were able to postpone upping our water usage to compensate for what we are not getting naturally. However, in the second half of July, we increased the rate at which we water. One area particularly showing the impact of the drought is along Keenland about mid way between McMurry and Barberry. Monarch Landscape Management is attempting to improve water sprinkler coverage to improve its appearance.

In case you have wondered (or maybe not), the irrigation system is divided into four zones, labeled A thru D. The two largest zones (A and C) cover eighty percent of the

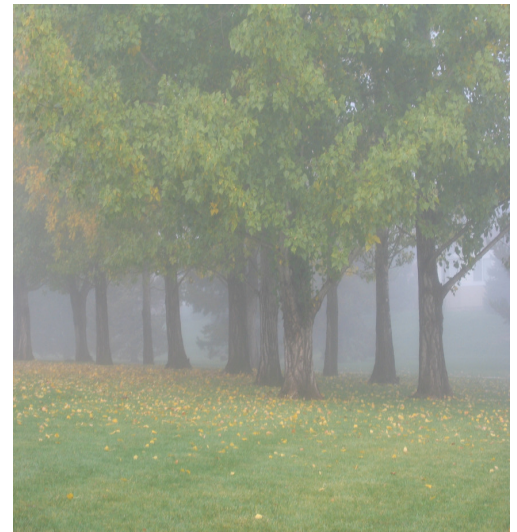
green space. Zone A covers what is known as the Coat Hanger area. It runs along Keenland east of Wheaton, turns south through the drain pan corridor between Coralberry and Honey Locust Courts, and ends up watering the area abutting the golf course south of Wheaton. Zone C runs along Keenland east of McMurry to the Power Trail entrance and also covers the acreage paralleling the UP railroad tracks. Zones B and D cover areas along Keenland, on either side of McMurry, not covered by the other two zones.

As we have done for the past several years, we had our Austrian pines – there are thirty – sprayed in May to protect against the Zimmerman moth. Spraying used to occur in August. However, since the spray has some efficacy against the pine bark beetle, spring became the preferred season for spraying Austrian pines. The spraying was done, as in the recent past, by Swingle. We do not currently spray any of our other trees against pests. That could change, of course, if a threat arose.

While talking trees, we will likely do some tree pruning in the fall, which for financial reasons we have not done for a while. Hardwoods, as well as evergreens, need some remedial work.

Let's keep our fingers crossed for some rainy weather. In the meantime, please remember not to water in the hottest parts of the day, say from 10 am to 6 pm. It will save you money because you'll lose less water due to evaporation.

Peter Eberhard



## *Covenant Compliance*

Compliance with covenants is an important obligation of Association homeowners. It is appropriate to periodically remind homeowners that most changes to a property require prior approval from the Board (or a member of the Board). This is important. Do not begin your project before talking to a Board member. Doing so can save you money and hassles, reduce neighborhood conflicts, and maintain the beauty and value of our community. Current Board members are listed on page 5.

Other common covenant concerns in our neighborhood are vehicle storage (Article VIII, Section 9) and nuisance issues (Article VIII, Section 5), which includes barking dogs. Weed control is covered by city ordinance. Please review your covenants periodically to be sure you remain compliant.

## Architectural Update

We've had several neighbors paint their homes, enhance landscape, replace roofs (remember the hail ?), and make some stunning additions to their homes. These changes are welcome in our neighborhood to help maintain aging homes and to preserve the visual appeal of our surroundings.

If you are thinking of making

modifications to the exterior of your home or lot, don't forget to first contact the architectural control board member to submit your plans for approval before beginning your work. Failing to do so is assuming a risk that the HOA may find issue with the work and force either a modification or a complete reversal of the

completed work at the expense of the homeowner.

Also, we need volunteers to head a task force to look into modifying old (outdated) requirements on building materials to help update our covenants, especially regarding decks and fencing.

## Board Members Needed

The greatest strength of this HOA Board has been the willingness of residents to serve as Board members. In terms of time management, this commitment is not a huge one. The Board meets a few times a year as needed, and we strive to keep meetings to one hour in length.

A letter to our neighbors from Winter 2011-2012 sums it up well. We're reprinting it here for your consideration:

### Self-Governance

*Well neighbors, we have done it again; achieved the improbable, succeeded against all odds, met the challenge, and passed the test. The accomplishment? Nothing less than a victory for democracy and self-governance. Your homeowners association has again found six willing neighbors to serve as the Home Owners Association (HOA) Board of Directors. While this may not rate as big news, we encourage you to take note of it. Self-governance means that decisions important to your neighborhood, and your wallet, are made by your neighbors--*

*volunteers all. This is not automatic, maybe not even the rule. Some HOA's have handed over the reins of governance to commercial management companies, sometimes regrettably. Higher dues are an obvious consequence, as volunteers are replaced with paid professionals. Commercial managers can be very active, even aggressive, in enforcing covenants in order to generate work. Most important may be the loss of control experienced by some associations under commercial management. Without willing volunteers, associations must pay someone to govern them. Happily, our HOA has enjoyed self-governance since established in 1987. So far, more than 50 neighbors have served on the Board of Directors, some for multiple terms. Mostly, and perhaps ideally, Board members serve in relative anonymity, meeting once a month to do neighborhood business. Twice-yearly the Board produces this newsletter to share information, and to let you know that someone is minding the store. There have been occasions when, lacking volunteers, previous Boards have considered commercial management. Fortunately, that path was not chosen, nor will it as long as we and our neighbors*

*are willing to take our turn at governing this association. Consider this when your Board asks for the next round of volunteers to step up to take the reins. You will be following the generous example of many of your neighbors, past and present.*

Having an owner-operated HOA affects us in three significant ways. First, it helps control costs and results in lower HOA fees. If a contracted entity were employed rates would increase. Second, a contracted entity will not have the best interests of the HOA as a guiding principal. Third, the needs of the HOA can be periodically dynamic; no contracted entity will ever be as flexible as an owner-run HOA. The bottom line is we need a greater level of participation by homeowners. It is probably not in the Association's long-term best interest to have one set of persons continually rotating through the Board, for by so doing we are limiting ourselves to one set of opinions. Please contact the BOD to get involved and serve as a BOD member!

# Treasurer's Report

## Banking Summary - Current Year

1/1/2012 through 12/31/2012

7/27/2012

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| Category                                    | 1/1/2012-<br>12/31/2012 |
|---|-------------------------|
| <b>INCOME</b>                               |                         |
| Revenue-Homeowner Fees                      |                         |
| 2012 Assessment for tree damage             | 4,745.00                |
| HOA Fees                                    |                         |
| 2011 HOA Fees                               | 381.00                  |
| 2012 HOA Fees                               | 36,053.00               |
| <b>TOTAL HOA Fees</b>                       | <b>36,434.00</b>        |
| Other Inc                                   |                         |
| Capitol Reserve                             | 300.00                  |
| Transfer Fee                                | 75.00                   |
| <b>TOTAL Other Inc</b>                      | <b>375.00</b>           |
| <b>TOTAL Revenue-Homeowner Fees</b>         | <b>41,554.00</b>        |
| <b>TOTAL INCOME</b>                         | <b>41,554.00</b>        |
| <b>EXPENSES</b>                             |                         |
| Uncategorized                               | 0.00                    |
| Administrative                              |                         |
| Newsletter Printing Costs                   | 40.87                   |
| Postage                                     | 90.00                   |
| Postal Box Rental                           | 76.00                   |
| WebSite                                     | 214.20                  |
| <b>TOTAL Administrative</b>                 | <b>421.07</b>           |
| Bank Charges                                | 30.00                   |
| Greenbelt                                   | 6,337.32                |
| Insurance-Insurance                         | 625.00                  |
| Rent-Housing Rent                           | 50.00                   |
| Repair                                      |                         |
| Sprinkler Repair                            | 456.86                  |
| <b>TOTAL Repair</b>                         | <b>456.86</b>           |
| Snow Removal                                | 195.00                  |
| Trees                                       |                         |
| Pruning                                     | 6,890.00                |
| <b>TOTAL Trees</b>                          | <b>6,890.00</b>         |
| Utilities-Water, Gas, Electric              |                         |
| Electric-Electricity                        |                         |
| 1401 Keenland                               | 357.40                  |
| <b>TOTAL Electric-Electricity</b>           | <b>357.40</b>           |
| Water-Water                                 |                         |
| 1501 keenland drive spkr-water              | 620.01                  |
| 5285 wheaton dr spkr-water                  | 1,492.79                |
| <b>TOTAL Water-Water</b>                    | <b>2,112.80</b>         |
| <b>TOTAL Utilities-Water, Gas, Electric</b> | <b>2,470.20</b>         |
| <b>TOTAL EXPENSES</b>                       | <b>17,475.45</b>        |
| <b>OVERALL TOTAL</b>                        | <b>24,078.55</b>        |

## Current Board Members

The current Board consists of:

- Vince Friscia .....President
- Eugene Griggs ....Secretary
- Marcus Wiley .....Treasurer
- Peter Eberhard ... Grounds
- Linda McGlothlin At Large
- Carl Scafidi .....Web Master

- Vince has served since 2003 as, treasurer, Vice President and in his last year of service, as President. *This position will need to be filled in the 2013 fiscal year.*
- Marcus has served as Treas-

urer since 2009 and will be passing that responsibility over to Linda McGlothlin

- Peter has served as Board member responsible for Grounds since 2007
  - Gene has served as Board secretary since 2009
  - Carl has served as Board member responsible for Architectural approval since 2007 and has since stepped down from that responsibility and has taken on instead the management of our website. The position of Architectural approval has been assumed by Vince and the others on the Board. *This position will need to be filled in the 2013 fiscal year.*
- Contact information is on the HOA website.

**We need Residents to serve as HOA Board Members!**

**Get involved today!**

<http://www.oakridgehoa2.org/>

# Oakridge Village II HOA

OakRidge Village Second Filing HOA  
 P.O. Box 271153  
 Fort Collins, CO 80527-1153

*We are on the Web!*

<http://www.oakridgehoa2.org/>

