

Oakridge Village 2 HOA Newsletter

www.oakridgehoa2.org

January 2026

2026 HOA Update & Annual Meeting Notice

Greetings to all our Oakridge Village II neighbors! We hope this newsletter finds you well. Here is a brief look back at 2025 and what's ahead for our community in 2026.

2025 Highlights & 2026 Outlook

- **Landscape Care & Irrigation:** We successfully transitioned to Mill Brothers as our landscape contractor and kept irrigation water use under budget—even during a dry summer. We also completed periodic bore ash-tree treatment in 2025.
- **Stable Dues:** HOA annual fees will remain **\$685** for 2026, unchanged since 2022.
- **Growing our Reserves:** Improved efficiency allowed us to modestly grow emergency reserves.
- **Planned 2026 Projects:**
 - Needed Irrigation system repair and upgrades (valves, flow meters)
 - Common space area tree replacement, planting, and mulching
 - Detailed documentation of our irrigation system and operating procedures
- **New Neighbors:** We welcomed **five new homeowners** in 2025—please say hello and welcome our new residents.

Annual HOA Meeting — Please Join Us!

 **Thursday, February 5th**

 **6:30 PM**

 **[Holiday Inn Express & Suites Ft. Collins](#) — Conference Room**

1426 Oakridge Dr, Fort Collins, CO 80525



Your participation matters! We require at least **24 homeowners (25%)** to reach a quorum. If you cannot attend, submit a [proxy form](#) (included with this newsletter or available on our website). **This is your right and opportunity to get up to date and vote on new/renewing HOA volunteer Board members.**

[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 just prior to the meeting being called to order.

A Thank You to Our HOA Member Volunteers

A heartfelt thanks to all our Board Members and volunteers who worked throughout 2025 on:

- Ongoing policy reviews and updates
- ARC landscape & home-improvement reviews
- Common-area maintenance oversight and management
- Financial budget and insurance management



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2026 Budget Summary

Annual dues remain \$685, which results from lower landscape maintenance cost and irrigation water management. Irrigation water is expected to increase by 7% in 2026. In 2026, we are putting significant investments into needed Irrigation System upgrades/repairs (held over in part from 2025). We are on track to gradually grow the HOA's reserves to our recommended long-term goal.



	2023	2024	2025 Actual	2026 Budget
HOA dues per home:	\$685	\$685	\$685	\$685
Total Income (94 homes, includes home sale transfer fees):	\$66,8641	\$71,267	\$73,690	\$69,334
Expenses				
Administrative (including legal)	\$5,101	\$12,566	\$5,914	\$6,912
Common Area Infrastructure Maintenance	\$6,213	\$0	\$4,032	\$16,500 [1]
Common Area Landscape Maintenance	\$48,107	\$40,945	\$36,795	\$38,436
Common Area Utilities	\$7,192	\$9,351	\$9,692	\$10,830
Water Tap Allotment Increase/Surcharge	\$0	\$0	\$0	\$0
Total Expenses:	\$66,614	\$62,862	\$56,434	\$72,678
Transfer to Reserves:	\$3,000	\$3,000	\$5,000	\$5,000
Reserve Savings Account Balance:	\$27,917	\$31,183	\$34,183	\$39,183
Operating Funds Account Balance:	\$7,458	\$12,639	\$30,578	\$15,842
<i>[1] Includes \$12k in water irrigation system flow meter, controller and valve upgrades.</i>				

ARC & Covenant Reminders (Friendly & Important!)

- **Architectural Changes:** In 2025, 30% of residents made changes to their properties that required ARC requests/approvals. We appreciate all the hard work and prompt responses to questions and concerns. Everyone has done a great job maintaining the appearance of our neighborhood.
- **Reminders and Compliance:**



Architectural Changes - If you plan on landscape changes, make sure you check the policies and submit an [ARC form](#) (available on our website) as necessary and *before* exterior work begins.

Temporary Dumpsters - If you plan to remodel and require a large trash dumpster, please inform us in advance. Dumpsters should be kept off the street and removed as quickly as possible. Dumpsters positioned on the street must have a City issued permit.

RVs & Trailers - Campers, RVs and trailers are only permitted on the street for a limited time, as regulated by City Police, so it is important to be mindful of these limits.

Trash Containers - Store out of view; place at curb no more than 12 hours before/after pickup.

Signs/Flags - These should be displayed in compliance with current or updated HOA policies.



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A full listing of covenants and policies can be found on the HOA Oakridge Village II website:
<https://oakridgehoa2.org/>.

Friendly Reminders for a Safe & Beautiful Neighborhood

Snow Removal Rules of Thumb

- The HOA clears snow along the HOA's Common Area sidewalks.
- Homeowners must clear sidewalks along their properties within 24 hours.
- Please avoid pushing snow into streets as melting/refreeze can become hazardous.



Yard Maintenance

- Keep yards neat and free of debris; avoid placing materials in the street. See our updated [2024 Landscaping Policy](#) for details.

Selling Your Home?

- Notify your realtor/title company early. The HOA has required transfer paperwork and fees.

Renters & Rental Registration

- Please forward this newsletter to tenants. As of 2025, homeowners who rent must register with the City of Fort Collins. Knowing our residential landlords/renters helps us all as neighbors.

Street Safety: Parking & Speed, Pedestrians

- To keep roads safe and sightlines clear (especially in winter)
 - Limit overnight/long-term parking that may cause congestion or visibility issues on streets.
 - Use your driveway/garage whenever possible.
 - Please drive slowly and follow the **posted 25 mph speed limit**.
- **Play it SAFE!** Use pedestrian sidewalks whenever possible. Be mindful of pedestrian/children traffic along streets and inside neighborhood cul de sacs. For safety, City ordinances do, in fact, prohibit running/jogging/walking within street-lane traffic wherever public sidewalks are clear for use.

CALM Report — Common Area Landscape Manager

2025 Maintenance Successes

- Successfully transitioned to a lower-cost landscape contractor (Mill Brothers Landscaping).
- Tree/grounds care remained on budget. Due to scheduling, irrigation system upgrades were pushed into 2026 (as reflected in the budget).
- Our ash trees received scheduled Emerald Ash Borer treatments.
- A big **thank you** to CALM Manager **Bill Bohlen** for his steadfast dedication and service!



Water Usage

- [2025 irrigation water use](#) was **20% below** the allowed maximum allotment, which helps maintain our budget and annual dues.

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- This is the 3rd consecutive year of avoiding expensive water overuse surcharges!
- An expected 7% City water rate increase is reflected in the 2026 budget.

Please respect our neighborhood and help keep it harmonious by complying with the Oakridge Village 2 CCR's and Policies

Please communicate questions and concerns: <https://oakridgehoa2.org/board-of-directors>

Want to Get Involved?

Our neighborhood thrives thanks to volunteers! You don't need to join the Board to get involved. Committee and support roles are available. Come learn more at the Annual Meeting.

HOA Website & Volunteer Opportunity

Visit www.oakridgehoa2.org for:

- Policies & Covenants
- Forms & ARC requests
- Board Member Contacts
- Annual Meeting Minutes & updates



We are also seeking someone with website design/maintenance skills. If that's you, please reach out!

Need Help With Street Ice?	City of Fort Collins Streets Department: ✉ streets@fcgov.com ☎ 970-221-6615
Have a Non-emergency Nuisance, Noise or City-service question?	City of Fort Collins Non-Emergency Police Line: ☎ 970-419-FCPD (3273) or Access Fort Collins https://fortcollinsco.citysourced.com/

Stay Connected

If you did not receive this newsletter by email, please update your address with our Treasurer:

treasurer.oakridgevill2hoa@gmail.com

The **Annual Meeting Proxy** and **Annual Assessment Notification** are enclosed with this emailed or mailed Annual Newsletter.

A Kind Reminder: Annual assessments are due **March 1st.**



Thank you for helping make Oakridge Village II a wonderful place to live!