

# Oakridge Village 2 HOA Newsletter

[www.oakridgehoa2.org](http://www.oakridgehoa2.org)

January 2025

## 2025 HOA UPDATE and ANNUAL MEETING NOTICE

Greetings to our fellow HOA members of Oakridge Village II. We hope that 2025 will be filled with gratitude, strength, and hope for all members of our community. We are pleased to report progress on several items for the benefit of the HOA. After 2 yrs of work, select HOA policies and guidelines have been updated to align with ever-changing state/local laws and codes. We encourage members to review revised policies for [Enforcement of Covenants](#) and [Landscaping](#). The latter includes xeriscaping guidelines to help residents with ARC applications when taking advantage of municipal incentives for lower-water-use landscape practices. Feel free to reach out to the [HOA Board Members](#) or bring your questions to the HOA annual meeting.

2025 HOA annual dues will remain the same as that for 2022/23/24. This is despite increasing costs for irrigation water, landscape maintenance, insurance, and other fees. In the coming year, the Board hopes to continue building reserve savings, which is part of a long-term plan to prepare for future infrastructure upgrades and emergency needs (e.g. ongoing repairs to our +30 yr irrigation/drainage infrastructure, storm weather tree damage). We want to be cost conscious for homeowners yet plan for the sustained fiscal health of the HOA.

### Annual HOA Member Meeting - Mark Your Calendar

Your attendance at our annual Homeowner's Association Meeting is important as we will be discussing updated policies, the 2025 budget and elect HOA Board members. ***We are required to have at least 24 homeowners (25%) present to establish a quorum.*** Therefore, your attendance in person or by proxy is imperative to reach a quorum.



**Annual Meeting 6:30pm,  
Thursday, February 6, 2025**

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
- Current business (2024/25 budgets)
- New business
- Nomination/ election of HOA directors
- Adjournment

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



Please give a BIG thank you to all our volunteer HOA Board Members who served in 2024. Many hours were spent for the benefit of our community: updating policies to ensure they comply with state and local laws and guidelines, working with homeowners on numerous ARC landscape and home improvement applications, maintaining Common Space areas while closely monitoring water usage, manage HOA fees, bills, insurance and accounts and being mindful and diligent with our HOA finances.

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## 2025 BUDGET



Your HOA board of directors has approved the following budget for 2025. Annual dues will remain the same for 2025 and are set at \$685. In 2025, we estimate 7% increase in common area water irrigation rates. More details will be available at the annual meeting. The table below provides a summary of our ongoing HOA annual finances.

	2020	2021	2022	2023	2024 (ACTUAL)	2025 Budget
<b>HOA dues per home:</b>	\$655	\$655	\$685	\$685	\$685	\$685
<b>Total Income (94 homes):</b>	\$71,578	\$62,136	\$68,002	\$66,8641	\$71,267	\$69,334
<b>Expenses</b>						
Administrative (including legal)	\$1,130	\$1,714	\$1,408	\$5,101	<sup>1</sup> \$12,566	<sup>1</sup> \$6,569
Common Area Infrastructure Maintenance	\$15,906	\$4,551	\$0.00	\$6,213	\$0	<sup>2</sup> \$6,800
Common Area Landscape Maintenance	\$33,512	\$40,857	\$33,281	\$48,107	\$40,945	<sup>3</sup> \$45,120
Common Area Utilities	\$12,601	\$18,402	\$20,342	\$7,192	\$9,351	<sup>3</sup> \$10,642
Water Tap Allotment Increase/Surcharge	\$20,016	\$0.00	\$0.00	\$0.00	\$0	\$0
<b>Total Expenses:</b>	\$83,165	\$65,524	\$55,032	\$66,614	\$62,862	\$69,131
Transfer to Reserves:	-\$10,000	-\$1,000	\$7,000	\$3,000	\$3,000	\$3,000
Reserve Savings Account Balance:	\$21,811	\$20,816	\$27,833	\$27,917	\$31,183	\$34,183
Operating Funds Account Balance:	\$3,591	\$1,198	\$7,152	\$7,458	\$12,639	\$12,842

<sup>1</sup>Includes legal fees for needed HOA policy/covenant updates and legal counsel for homeowner dispute/litigation.

<sup>2</sup>Includes \$4.8k for tree/shrub maintenance and \$2k for a new irrigation water flow meter in 2025.

<sup>3</sup>Includes increases for landscape contractor and City of Fort Collins water rates.

## ARC and 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 HOA members. 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 on all outside/exterior projects. A copy of the **Architectural Review Request Form** may be downloaded (hyper link) from the Architectural Request page of our website. Please complete the form as needed (<https://oakridgehoa2.org/architectural-request>) and submit it via email to our Architectural Control Committee at [arch.oakridge2hoa@gmail.com](mailto:arch.oakridge2hoa@gmail.com). 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** - HOA Covenants for recreational vehicles and trailers storage coincide with City ordinance (48 hrs) after which it should be moved to off-site storage. Leaving these vehicles on the street causes obstruction of view for other drivers and pedestrians in our neighborhood. If you notice a violation, please report it to the Fort Collins City Police at 970-419-3273.
- **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** – When making repairs, landscaping changes or remodeling, a temporary waste dumpster may be placed in your driveway with ARC approval. 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.

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## FRIENDLY REMINDERS

### Snow Removal

Your HOA is responsible for removing snow from the sidewalks along our common areas. HOA homeowners, neighbors and volunteers perform this task rather than using a professional snow removal service. 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**. Per Colorado State law, when clearing snow, do not make snow mounds in streets or on sidewalks as this becomes a safety hazard!



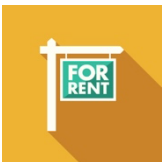
### Yard Maintenance and Improvements

Be mindful to keep your lot clear of yard maintenance debris (Article VIII, Section 11). If needed, temporary piles of landscaping or remodeling materials may be left in your driveway or yard. Please refrain from placing material into the street as this becomes a safety hazard. Maintenance should be consistent and harmonious with the neighborhood. **We encourage everyone to read the updated Landscaping Policy and Enforcement Policy implemented in 2024.** HOA violations can be reported to ARC for resolution at [arch.oakridge2hoa@gmail.com](mailto:arch.oakridge2hoa@gmail.com).



### Selling Your Home

When selling a home within the HOA, transfer paperwork must be completed between the HOA and the realtor and/or title company. 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](mailto: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.



**Tenant/Renter Notification:** If you rent and 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. **Special Notice to Renters:** As of 2025, renting homeowners must be registered with the City of Fort Collins. (Email [rentalhousing@fcgov.com](mailto:rentalhousing@fcgov.com) or call (970) 416-2305).

### Help 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 – specifically Wheaton/Barberry and McMurry. Parked vehicles on both sides of these routes, can create a narrowing of the roadway and may obscure a driver's view. The situation is particularly hazardous along curves in the roads when they are icy. Children and members of the community who walk along and cross streets can be put at risk when the road space and traffic pattern is narrow.

Whenever possible, always utilize your garage and private driveway for parking before choosing to park on these streets. When one can, avoid parking along curved streets 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.***

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

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## COMMON AREA LAND MANAGER (CALM) 2024 REPORT

### Notable 2024 Maintenance Items

In 2024, the HOA was able to keep irrigation repair and grounds/ tree maintenance cost on budget. We have deferred ash-bore tree treatment into 2025. Irrigation water use and cost were under budget. All of this is due to the good stewardship and hard work of our HOA CALM Manager - Bill Bohlen. (Thank you, Bill!)

### 2024 Irrigation Water Use Well Within Allocations

Our HOA irrigation system has two water taps that irrigate our 7.5 acres of “common area”. In 2024 our total water use was 20% below the maximum allotted for the two taps. Thus, no overuse surcharge was incurred. This is our 3<sup>rd</sup> year that irrigation water usage was managed below the HOA’s maximum allocation and budget.

- 2024 Total Water Allocation - 2,761,000 gallons/yr (max) for \$11,350 budgeted cost
- 2024 **ACTUAL** Water Usage - 2,214,000 gallons/yr for \$9,100 actual cost

The City of Fort Collins has increased its 2025 rates by 7%, which is reflected in the budget.



### 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. <https://oakridgehoa2.org/board-of-directors>

### Would you like to serve your neighborhood?

Our HOA only functions as long as there are volunteers who are willing and able to serve one another with the guidance and use 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 HOA board of directors. There are supportive roles within service committees. The annual meeting scheduled for **February 6, 2025** is a great place to meet your neighbors, get connected and get involved!

### 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](http://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](mailto: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](mailto: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 1<sup>st</sup>.**

