
NEWSLETTER

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Marcy Lockhart, Editor 482-7678

Spotlight On...

By Cheryl Beckett

Who in Adriel Hills is on the Adriel Board, has lived in Australia, is a Michigan Tech sports Hall of Famer and loves tutoring special needs students. It is Isabel Garity and this month we will have her tell her story.

I was born in a little town in upper Michigan, Houghton, home to Michigan Technological University and 300 inches of snow each year. While in high school, I had a date to go to a rifle team practice and continued with that sport while I attended Mich. Tech. In my freshman year, I was elected to the collegiate all-American Rifle Team, after my sophomore year I was married, and had my first son, Michael, during the spring break of my senior year, graduating in chemistry in 1957. We then moved to Sunnyvale, CA, so my husband could work for Lockheed and get his PhD in Electrical Engineering from Stanford. He did his research in Computer Science, although there was no Computer Science Department at that time. Alan was born in 1958, Sharon in 1960, Paula in 1961 and Timothy in 1964. We moved to Marquette, Mi. then to Littleton, CO. I got a MS in Chemistry at the University of Denver in 1972. We lost Paula in a terrible house fire in 1973.

After the fire we moved to Fort Collins; what a different city it was then! We looked at every house for sale – there were only five of them – and bought our first home at the corner of Newsom and Garfield for a ridiculously low price and low interest rate.

In 1974 I went to CSU to get my teaching certificate and taught at the Washington New School, a school for drop-outs in Loveland. When Jean Sutherland, who started the Alternative Learning Center, later renamed the Centennial High School, went to Addis Abba, I became the director of that school for the next four years.

Four of us graduated in 1982: Timothy from Fort Collins High School, Sharon, Mike and I with degrees in Computer Science from CSU.

I worked as a computer programmer for Atmospheric Science and then at Hewlett-Packard, where I had various jobs, including a glorious two year assignment in Australia. I retired in 1999, just before the big crash in 2000. That same year I was elected to the Sports Hall of Fame and named one of the top 25 females in sports for the sports jubilee at Michigan Tech.

Spotlight on cont...

I love hiking, golf, bridge, yoga, meditation, mass at St. Joseph's, and tutoring, especially special needs students. I moved to Adriel Hills four years ago; the many acres of greenbelt, golf course, and a house that suited me were the main attractions, and now I love these and a host of wonderful people who live here.

Fiscal Year 2015-2016 Dues Increase

At the March 17 Board of Directors Annual Operating Budget and Reserve Fund Work Session Peter Davidoff, long-time Adriel Hills resident and economics instructor at Front Range Community College, gave a PowerPoint presentation of his Adriel Hills Budget Analysis that he just completed. The purpose of the analysis was to present an in-depth look at the expense streams that underlie our HOA dues. Peter used our profit and loss statements from 1997 to the present for this analysis. Based on this analysis it was recommended that the monthly dues for the fiscal year 2015-2016 annual operating budget be increased 4% or 4.5% (\$10 or \$11) above the current \$250 per month. This monthly dollar amount has not increased since May 1, 2007. A handout showing our dues history from May 1974 to the present was made available. Also available was a chart showing what our operating dues would have been today if the monthly dues had been increased each fiscal year since 2007-2008 by either 2%, 3%, 4%, 5%, or 6%. At a 2% increase each year, our current dues for the operating budget would be \$293 per month compared to the recommended \$260.00.



Another long-time Adriel Hills resident, Don Homan, who has held every position on the Board of Directors, presented an overview of nineteen different reserve funding scenarios, now reduced to ten scenarios that he developed with Doug Burmester and that have been reviewed with our property manager Ralph. In order for Adriel Hills to accumulate the necessary monies, over time, to pay for the projected \$4.8 million capital maintenance expenditures from fiscal year 2015-2016 through fiscal year 2042-2043, identified in our Reserve Analysis Report and by our Operating Committee the following was recommended: the current Members Road Improvement Fund assessment of \$20 per month be increased by \$50 per month for fiscal year 2015-2016 and be renamed "Reserve Fund". It was further recommended that for the next five to six fiscal years an increase of \$10 per month for each of those years be added to the reserve fund.

During the regular Board meeting a \$10 per month increase for the operating budget was approved, and a \$50 per month increase for the reserve fund was also approved. Beginning May 1, 2015, our monthly dues will increase \$60 to \$330 per month for the next twelve months.

In the next two months the Board will decide which reserve funding scenario they will adopt in order for Adriel Hills to work its way to long-term financial health while keeping our associations infrastructure, amenities and our individual homes well maintained.

Manager's Review...

Editor's Note: Highlights of the Manager's Review are included in the newsletter. Obtain the full report online at www.adrielhills.com.

The good news is the Operating Budget dues have not increased in 8 years; the approved increase is 4% equal to \$1.25 per year. I do not take the operating budget increase or the reserve funding assessment lightly but it is essential. Be sure that the staff and I will continue to be as efficient as possible in the daily operation of our community.

Reserve Funding - During the past 27 months since the reserve study was introduced, I have been in countless meetings and discussions regarding funding reserves. Many meetings included current multi-term board members, prior board members and several past presidents. They have all faced varied challenges and priorities in their leadership of this community and have done an extraordinary job. However, many of them have commented that in hind sight reserve funding should have been established some time ago.

With extensive due diligence by our current leadership including committees, community members and management, our Board of Directors has taken the difficult but necessary step to assure the long term viability of Adriel Hills. Management is extremely sensitive to the hardship reserve funding may cause for some but is relieved that the ultimate alternative burden of huge special assessments will be minimized.

Irrigation - Due to the dry conditions the irrigation system was activated March 16th. At this point it is for irrigation of the greens only. Maybe the early season activation is a

blessing because two main line leaks have already been found. Ryan is utilizing his connections to have a backhoe to help with this repair. If Adriel Hills was paying a contractor for this repair it would be extremely costly and possibly not done with the care our crew will exercise. Thanks Ryan and Kali.

The Board of Directors was advised that we will probably have our rental water sources again this season. One of the sources reiterated in writing that there is no guarantee of this source of rental water in the future. The Water Committee and management are continuing to seek long term irrigation water and delivery sources.

Wildlife - Thanks to whomever delivered the caged squirrel to the shop last week. We have a good start this spring on minimizing and managing the raccoon and squirrel population. A reasonable population is wonderful but with few predators and the Adriel Hills conducive habitat, excessive and damaging populations are a concern. Our contractor, "The Critter Man," a referral from Bonita, has done a very professional job of removing and relocating critters at a reasonable cost and damage has been reduced significantly. The Critter Man has trapped and relocated four raccoons and five squirrels so far this season. Thank you Bonita for your referral.

Home Safety - The useful life of smoke detectors is not indefinite. Smoke and carbon monoxide detectors have come a long way. If your detectors are more than ten years old, you are strongly encouraged to have them checked and likely replaced.

Manager's Review cont...

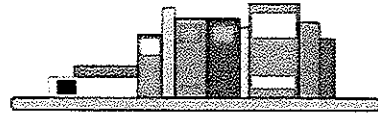
Do you know where your fire extinguishers are? Are they charged? A simple service of a fire extinguisher can be done by turning it upside down and tapping the bottom to loosen the powder. After doing so, check that the gauge is still showing fully charged. If you have questions on detectors or extinguishers contact the office.

Enjoy the springtime!

Ralph



Wildlife in Area - Coyotes have been seen in Adriel Hills. Keep a close eye on your pets while outdoors.



Library Assistants - Adriel Hills' resident Judy Cole is our current and only librarian. We are looking for a volunteer(s) to be a backup for Judy when she is not available. If you are interested please contact the office.

Tidbits...



Rule/Reminder of the Month

Per the Adriel Hills Rules and Regulations gardening of any type including vegetables is not allowed. All planting bed areas surrounding each home are considered common elements and subject to the Rules and Regulations.

Many of you have previously submitted and have been approved to maintain your beautiful beds. If you are considering any type of planting, please refer to the Landscape Committee's revised policy and procedures for landscaping which is available on the website or at the Adriel Hills office.



Parking Stickers - A huge thank you to those of you who have picked up your parking stickers, your cooperation is greatly appreciated. For those of you who have not, to avoid violation notices and possible fines you must pick up a parking sticker(s) at the Adriel Hills office. If you are unable to come in during office hours, please contact Bonita.

Community Bulletin Board...

Thank You!

Harold and Mary Kelly want to thank the Adriel Hills Board for recognizing Harold's twenty years of dedication on the Operations Committee. Harold proudly displays his award for all to see when you visit!

Cynthia Molson writes...

I am currently living here in Adriel Hills, and I love the setting, the people, and the sense of community we share. However, the owner of the condo I'm in returns in May, so I'm looking for another place here to rent or possibly buy. If you know anyone who might have a rental coming open soon, could you please give them my name.
(970) 472-4062 cmnow2013@yahoo.com

Landscaping Help - If you are interested in help with landscaping in your court yard, etc. please see notices from a resident at the mail areas offering gardening services as Morning Glory Gardening.



April Calendar



Water Aerobics	MWF	8:00 a.m.	Clubhouse
Water Babes	T,Th	8:30 a.m.	Clubhouse
Tennis	T,F	1:00 p.m.	Tennis Courts
Pickleball - New Players Welcome	Saturday	11:00 a.m.	Tennis Courts
Operations Meeting	Th April 2	10:00 a.m.	Clubhouse
Ladies Bridge	W April 8	1:00 p.m.	Clubhouse
Board of Directors Meeting	T April 21	6:00 p.m.	Clubhouse
Book Club - New Members Welcome	T April 28	12:30 p.m.	Clubhouse

AHCA Office Hours M-F 8:30 am - 12:00 pm

Indoor Pool Area Closed

Per the recommendation of the Operations Committee, the Board of Directors recently approved painting of the indoor pool deck and walls of the indoor pool area. All surfaces to be prepped and painted require adequate drying time before and after application. **The swimming pool and hot tub will be closed 8:00 a.m. Sunday, April 5th and reopen 8:00 a.m. Saturday, April 11th.**



Welcome to a New Neighbor



David Felder moved into 1925 Kedron Circle at the end of November. David is a person with many talents and interests. He was born in Wisconsin and lived in Colorado for 30 years working at Bell Labs/Lucent in Broomfield as an Electrical Engineer. He retired in 2000 and he and his wife Rose moved to Table Rock Lake in Missouri. They both had a desire to be near water. While there, they both made many friends and got very involved in their community. Dave told the story of helping someone with work in their house. After he finished, the homeowner asked what she could pay him. He told her to make a donation to her favorite charity. Needless to say, that word got around and he became the village handyman. He also got involved in building and completing the Sr. Center in his community while continuing his sailing on the lake. Three years ago Rose passed away and David waited until late last year to decide to move back to Colorado. When he drove into Adriel Hills, he felt embraced. Since then he has been installing wood floors and making some other structural changes to his new home. He has joined a bridge group and recently took a scuba class. David has two children living in South Dakota and has 5 Grandchildren and 2 Great Grandchildren. David is very interested in getting involved in Adriel Hills, so when you see him, make sure you introduce yourself.