

NEWSLETTER

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Marcy Lockhart, Editor 482-7678

New Neighbors...

by Cheryl Beckett

This month we are welcoming back Sue George! Sue actually lived in Adriel Hills from 2010-2012 before she took a nursing position in Seattle. Her moving adventure didn't end there because in June, 2014, she relocated to the SE Nebraska area to be close to her mother. When her mother passed away Sue made the decision to return to Ft. Collins. She did so in May and was delighted she could return to Adriel Hills and is now living at 1729 Elim Court. She plans to return to nursing here in Ft Collins.

Also moving to Adriel Hills recently are Steve Zieska and Elizabeth McCann. They moved into 1936 Adriel Court from Jackson, Minnesota, which is where they have family. They, like Sue, had formerly lived in Ft. Collins and decided to return. Steve works for Poudre Valley Air and Elizabeth works for Morning Fresh Dairy.

Manager's Review...

Building Repair/Painting - Although we are a bit behind on this project, progress is being made. Our building repair contractor has had to fit in a couple other jobs but should be here now working straight through to complete building repairs. As noted last month, the outdoor trades in general are behind due to the weather and booked due to the high level of local construction activity.

Gutter work required on each building prior to painting should start mid to late July, with painting following closely behind. We may not be able to provide much notice prior to gutter work. Please finalize building and door colors and notify the office.

Deck Staining - No, we have not forgotten about deck staining; a final list and scheduling will occur in the next few weeks.

Roadway Seal Coating - Seal coating is scheduled for July 8, 9, and 10, weather permitting. We greatly appreciate those who have rearranged and postponed projects for the seal coating. The roads, indicated on the map recently placed in pigeon holes, will be closed for 24-48 hours. Parking will be first come first serve and will require overnight roadside parking. Trash service will also be delayed. Additional details will be provided to the residents in the project areas. Seal coating of roads is essential to the longevity of our roads. Everyone's patience and cooperation is appreciated.

Pool/BBQ Area - After extensive research a new gate closer has been purchased and installed. Ryan utilized his machine shop background to fabricate parts for installation. We are continuing to do adjustments to the closer but the gate will close itself now. Please do not push or force the gate closed.

Manager's Review cont...

We are experiencing intermittent problems with the gate lock which are difficult to diagnose and repair. Using the front door for clubhouse access may be necessary until the problem is solved.

Several favorable comments regarding the new umbrellas at the BBQ area were received after the Golf Tournament Picnic. Instructions for use, particularly tilting the umbrellas, are posted in the BBQ area. It is imperative that the umbrellas are stored in the down position so they are not destroyed by the wind when you leave.

Homeowner Request Form - The submittal timing for the Homeowner's Request form, which must be submitted in advance of any exterior improvements, has changed. The form must now be submitted at least 10 days prior to the monthly Operations Committee meeting which is the first Thursday of each month. Please make note.

Enjoy our great nation's birthday.

Ralph



From the Landscape Committee-

Alarmed by the number of landscape requests to remove dead trees and bushes, the Landscape Committee walked the perimeter of every unit in Adriel Hills and found 216 dead bushes, 116 bushes badly in need of pruning, nine dead trees and 38 tree stumps needing to be removed.

After the AH BOD meeting June 16, Greg Reynolds, a resident of AH, offered to remove all the dead bushes, free of charge. What a gift! After the May rains stopped and the sun came out, we noticed that some of the apparently dead bushes have green around the bottom. We then contacted a landscape expert to see if a bush with dead sticks in the middle and green around the bottom has a chance of revival. They said yes, so we again walked around each unit

marking with green spray paint or landscape tape only the bushes totally dead for Greg to remove. Greg has already removed many bushes and we have had nothing but enthusiastic, positive comments. Thank you, Greg!

Under consideration is hiring special pruning and weeding seasonal help.

Davey Tree Company will remove the nine dead trees.

The Association is considering hiring an outside company to remove the 38 tree stumps. We have marked them with hot pink spray paint.

We also continue to process the wait-list and current landscape requests. Ryan and Ralph are in the process of compiling an overall process to complete these in the most efficient manner.

Safety at Adriel Hills -

Be Safe Not Sorry - As you all know, we do not have sidewalks in Adriel Hills and when you walk you must walk on the road. A number of our community members have been seen walking with traffic rather than the recommended way of walking against traffic and there have been some near misses reported. Please insure your safety by walking against traffic. As we grow older we do not HEAR as well as we used to. Plus with the new hybrids and electric cars you cannot hear a car approaching if you are walking with traffic until they HIT YOU. Be safe and walk against traffic so you can SEE cars coming.

Watch Your Speed - Please remember the speed limit in ALL of Adriel Hills is 20 mph. Cars have recently been observed on Adriel Hills Drive and around the clubhouse operating in excess of 20 mph. We do not have our own police force so we must be self-policing. If you notice someone who appears to be speeding, take a moment to remind them of the speed limit. The life you save may be your own or a loved one's.

Tidbits...



Rule/Reminder of the Month -

Fireworks utilized on Adriel Hills' property must be only those permitted by the Larimer County Fireworks Ordinance, available at www.larimer.org/policies/firebanordinance. This is a county issue so please do not call a board member. You are encouraged to call the Larimer County Sheriff at 416-1985 for non-emergencies.

Insurance - Our 2015 property liability insurance policy renewal is 8/1/15. We were originally told our renewal premium would increase 43.5% or \$12,800 which is an average of \$70 per homeowner. Management immediately began to make our case, particularly with no loss, to our agent, Cindy Gerk. She worked with American Family Insurance who came back with a premium increase of 25% or \$4,900 which averages almost \$28 per homeowner.

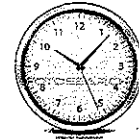


Cindy Gerk has also provided options for Adriel Hills to consider involving changes in our deductible that could minimize the increase. In addition we continue to pursue quotes from other insurance carriers. Two board members, who have combined between them over "200 years" extensive insurance knowledge and qualifications, along with our insurance agent and Adriel Hills management will evaluate options and make recommendations to the Board of Directors.

Again this year, owners will see an additional prorated insurance amount on your annual insurance invoice to reimburse our deductible reserve. With our deductible of \$10,000, we are essentially self-insured for the first \$10,000 per occurrence. We have had some loss throughout the year. Keeping our large deductible saves each of you money and preserves insurability.

As your insurance assessment is based on your home's assessed valuation, you must notify the

office if you have successfully protested your valuation no later than Wednesday, July 15. Insurance billing will be out in early August and due in 30 days. **Each owner must pay the annual insurance assessment directly to the office. Insurance assessments are not automatically deducted from your bank as your dues may be.** Please contact the office if you have questions regarding our insurance program.



Office hours -

As a reminder, Bonita's office hours are Monday through Friday 8:30 a.m. to 12:00 p.m. Bonita will be available only during these hours. If you have something that needs addressed outside of office hours, please call the office number and talk to Ralph or **leave a voice mail**. Voice mails are checked daily.



Save the Date -

Adriel Hills Neighbors Night Out will be Tues. Aug. 11. Others in the Ft. Collins area will be celebrating Aug. 4. Plans are still being formulated but currently our plan is to have neighbors meet together close to where they live. The time suggested for the first gathering is 5 or 5:30. Each neighborhood segment can decide if they want to do a dinner potluck, appetizers, gather on a green belt or in a driveway. We will be asking someone in each area to decide what to do and to coordinate it. We will post a map at the mailboxes with the areas, although anyone can join any group. Then at 6:30 everyone is invited to meet in the clubhouse BBQ area for ice cream. You can BYOB if you wish. We may have music and Neighborhood Watch will come to give a brief presentation and have some handouts.

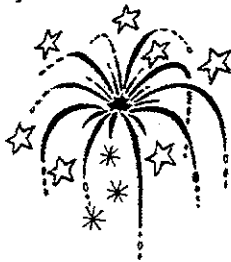
More Tidbits...

NEXT DOOR - is an online neighborhood social network and message group. Throughout the Ft. Collins area and in fact in 64,000 neighborhoods in the US, NEXT DOOR is a way neighbors keep in touch. This is not something that is done by an HOA or HOA management, it is just a designated neighborhood group that shares ideas, gives referrals, maybe sells tickets one isn't using, etc.

In May www.AdrielHills.NextDoor.com was put in place. You join with an email / password and can get communications daily. Several people in our neighborhood have joined. We would like more to be involved so if information needs to reach neighbors, we can use this as a vehicle. If you don't want to see the information on a particular day you can just hit delete!

From the Editor - This is an official notice that I am retiring from this position. I will publish one more issue of this newsletter. I have enjoyed this endeavor and found it rewarding! However, I am older than I look and it is time to move on. I have worked on our newsletters for two months short of five years! It's been a pleasure but I would like to see someone else step up and do their part. Please let Bonita or me know that you would enjoy the rewards of this task or take it upon yourself to encourage someone who would make a good editor to answer the call. Thank you! We know you are out there.

Sincerely, *Marcy*



July Calendar

Water Aerobics	MWF	8:00 a.m.	Clubhouse
Water Babes	T,Th	8:30 a.m.	Clubhouse
Tennis	M, F	a.m.	Tennis Courts
Pickleball - New Members Welcome.	W, Sat	8:00 a.m.	Tennis Courts
Operations Meeting	No meeting	this month.	
Ladies Bridge	Off for the	summer.	
Board of Directors Meeting	T July 21	6:00 p.m.	Clubhouse
Book Club - New Members Welcome.	T July 28	12:30 p.m.	Clubhouse

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

Remember to save items for our community wide garage sale in August.

ADRIEL HILLS 24th ANNUAL GOLF TOURNAMENT SATURDAY – JUNE 13, 2015

Saturday 6 teams, totaling 28 players, including residents and their guests participated in the Annual Adriel Hills Golf Tournament. Before naming this year's winner, which their names will be proudly displayed on the Clubhouse Trophy, all who participated on the course and those who enjoyed lunch need to recognize and thank the following individuals:

Picnic – Organizers

Shirley Stallings
Cheryl Beckett
Mary Kelly (Brownies – Yum! Yum!)
Ruth Boothe
Jim Lord
Kurt Owens
Dave Felder - (Damn good griller!)

Janet Bachman / Merl Bachman – Thanks for your sharing of experiences in prior golf tournament planning, which certainly made this year's event a great success.

Adriel Crew – Ralph Pankey – Mgr. / Crew Staff – Includes:
Operations Foreman: Ryan Freeman
Office Administration – Bonita Bassett

GOLF Organizers

Merl Bachman – helping to organize the teams, suggestions to make the tournament better every year.

Jim Betz – personal friend, helping with set up, setting up prize flags, banners, “gopher,” who loves coming out here and enjoying the amenities with the people who live here.

A special thanks to:

Lee Ann Wilson and Bob Webb for picking up the prize stakes and taking care of the “course banner” after the tournament.

(Thanks so much Lee Ann for the books, a personal thank you note will follow.)

TOURNAMENT WINNERS!

First, this is the 5th consecutive year we changed in what order the holes were played, which again appeared to eliminate delay in play that we have had in the past. (I am now playing the holes in this order when I go out and play.) In addition, this is the 3rd year 75+ year old men, if so desired, could play from the “red” tees and the 2nd year we decided to have temporary “tee boxes” for women 65+ years old.

1st place team – Congratulations!

Score: 34 (“17” and “17”)

Paid lunch and names on the Club House Trophy:

Mark Silhasek - Captain
Rozella Friedrich
Connie Carr
Charles Langston (Charles call me, I have your prize money!)
Tim Friedrich

2nd place team – Great Effort! **Score: 35**
1 sleeve of golf balls per team member:

Floyd Wernimont - Captain
Sherry Wernimont
Reg Hayworth
Chris Phillips
Orlando Ramirez

Special prizes:

Hole #4 (a.k.a. #5) Longest drive – men: sleeve of golf balls – Orlando Ramirez
Longest drive – women: sleeve of golf balls – Isabel Garity

Hole #3 Closest to the pin – men: sleeve of golf balls – Greg R ((no last name given)
Closest to the pin – women: sleeve of golf balls – Connie Carr

Hole #6 (a.k.a. Hole #1) longest putt – men: sleeve of golf balls – Mark Silhasek

Hole #1 (a.k.a. Hole #4) longest putt – women: sleeve of golf balls – Lee Ann Wilson

Once again, thanks to all that participated and most importantly those that volunteered their time in making this year's tournament such an enjoyable event!

I especially want to thank everyone who participated in "clean up." Your efforts made it quick, easy and non-burdensome for everyone...terrific! It is these demonstrations that make the tournament/picnic, what I sincerely believe, to be such a success and illustrates what a special, unique and considerate community that we are able to be a part of!

IN THE BLEACHERS by Steve Moore

SUGGESTIONS FOR NEXT YEAR

- *70+ Men from the "Reds" (will do)
- *Port-A-John

THANKS!!!

Mark A. Silhasek

