

Joanne did Ob/Gyn and general hospital floor nursing after graduating from nursing school. After their third child, she left nursing and stayed at home while the children were growing up. She became a regular volunteer for their church and helped Harry with his medical office. After the children left home, Joanne did not consider returning to nursing. She was still helping Harry at his office and caring for her elderly Mother in Arlington, Virginia. In their many years in Virginia, Joanne and Harry enjoyed sailing, owned a couple sailboats, sailed often on Chesapeake Bay, and as far south as Florida. They stayed active with Medical and Community affairs

Joanne and Harry have four children who were all instrumental in luring them out west to see its beauty. Their eldest daughter moved to SunRise Ranch in the 1970s, so Harry and Joanne came out to visit her. Their oldest Son hired out to a South Dakota cattle rancher and married the rancher's daughter. Their youngest daughter took a post college graduation driving trip out to California, stopped in Fort Collins on the way back, and never left. Now two of their children live in Fort Collins, one in Lafayette, and one in Olympia, Washington.

Clubhouse Committee Report on Survey

During March the Clubhouse Committee asked Adriel Hills owners to complete a preference survey about clubhouse amenities and possible changes. The Committee received 81 responses, with four being comments without a completed survey. The survey did not ask for owners' names or addresses because of concern over maintaining privacy and promoting candor.

Because some owners own more than one unit here, the return of 77 completed surveys and four other replies represents a response rate of close to 50% of owners, a very good response for such a survey and a useful. Eventually, Joanne and Harry started to spend summers in Loveland and Fort Collins. Around the millennium, they started to look for a more permanent home here. After searching for several years, Harry found himself at a Rotary luncheon next to a fellow who lived in Adriel Hills. He invited them out for a visit, and the rest is history. They bought their current Adriel Hills home in 2005. That was mostly for summers until January 2016, when they landed here permanently. Joanne was in the early morning ladies' swim/exercise class for many years. They love Adriel Hills and hope that its "good management, beautiful grounds, open spaces, and nice people" will be carefully maintained to retain its uniqueness long into the future.

gauge of owner preferences.

Tabulation of responses showed that the four most popular amenities are, in order of preference:

ADA bathrooms (78%)

Kitchen (72%),

Audio/Visual (65%), and

Exercise area (59%).

These percentages represent rankings as Important (2) or Most Important (1). In other words, each of these items had clear majority of at least Important and a clear minority ranking them as Least Important, which the Committee understands often means “unimportant.” Accordingly, responses with blank spaces, 0s, 4s, or “no” were all assigned to Least Important.

The pool and ping-pong tables got good support also, just over half of respondents ranking each as Important or Most Important.

The exercise area responses were interesting, as an example of “bimodal distribution.” Most owners either were strongly in favor and gave 1s (Most Important) or not interested and gave 3s or equivalent (Least Important). Very few were in the middle. That’s not surprising. If you are inclined to indoor workouts and using machines, even if only in the winter, you would likely favor

this amenity and intend to use it. If you are not inclined to working out or do it only outdoors, this would be of no interest to you. That phenomenon describes many of the Adriel Hills activities and amenities—golf, tennis, pickleball, swimming, library, etc.—you take advantage of the amenity or you leave it to others.

The sauna, 24/7 mail, and library location were all ranked by a majority as “Least Important.” The sauna received 56% Least Important or equivalent. But that means that a significant number of owners, though not a majority, still appreciate the amenity and presumably will use it. Interpreting the library and 24/7 mail responses will take follow up. For example, there seems to be strong support for having the library in the clubhouse, but few seem to care where it is located. The mail responses leave questions about how important mailbox location and access are. The comments suggest at least a few owners want to move it outside, and a few do not.

Comments, suggestions, and questions on surveys included the following (an asterisk means that the Committee had this on its list of “good ideas” already):

*Upgrade electrical

Keep game tables but location unimportant

*Upgrade main room

Larger hot tub or 2nd hot tub outside

Eliminate library

Library 1st floor

*Too many toilets in basement

No sauna

Key card access to library door

No key access on ramp

ADA showers unneeded

*Remodel change room and showers.

*Separate men's and women's dressing rooms

Steam shower

*Don't need four showers

Mail outside

Do not want mailboxes outside

Playground for children

Dog run

Community garden

More xeriscape

Walking trail

Insulation. Clubhouse uninhabitable in summer with a/c on

Better lighting and cooling

A bar at the pool

--Amenities are fine. Will Improvements increase use?—likely not. Don't spend money for the sake of spending money. Keep dues low. A/V for Bronco games.

--Clubhouse is ok. Not for spending a lot of money on it. Save money to slow or stop dues increases.

--Build new building near machinery garage and move all staff there to free up space in clubhouse.

--If new furniture is needed, particularly sofas, loveseats, chairs, they should be light weight, easy to move

--I have not been in the clubhouse for 20 years, so my opinion is of no value. I know if we don't keep decorating up to date and the clubhouse in good repair and looking modern, all our home values depreciate.

---Update furniture, modernize, more contemporary; visiting areas; better use of space; bring energy and fun

--Accommodate monthly and annual meetings

--I'd rather see AH's most appealing feature, namely extraordinary landscape, further enhanced for the predominant population that prefer their exercise outside. Please consider dog park, raised garden beds spaced throughout area.

--Improve landscape. Ash trees ... will die in spite of treatment. Plant new trees, different species, near ashes now.

Some owner comments suggest that there is some uncertainty about a few issues, so the Committee offers this information:

Cost of renovation. Although the 2021-22 budget includes "placeholder" figure of

\$360,000 for the clubhouse renovation, it is unlikely that the work would be completed, and the money spent in the upcoming fiscal year. And the Board hopes that the actual expenditure would come in under that amount.

Timing of renovation. Before the specific upgrades and modifications would be decided upon, the committee plans to solicit estimates or bids from contractors and to hold one or more meetings with owners to discuss costs and more specific plans.

Scope of renovation. The probable scope of the renovation would include paint, new flooring, and new furniture, as well as internal structural changes, appliances, and equipment. The Committee is not charged with changes or additions beyond the clubhouse, such as dog park, playground, community garden, and landscaping. Comments about those go to the Board for consideration. The Committee also understands that close attention to the needs of the grounds and trees will not be affected by the project.

Insurance proceeds. All insurance proceeds (about \$2 million, all tolled) and more were spent on the recent reroofing. The relevance of the insurance is only that it served to cover most of the reroofing costs and to push the next planned reroofing well into the future (given the 20-year roofing warranty). Otherwise, the reroofing, when it occurred would have required funds from the Reserve Fund and possibly an assessment. Not having to earmark funds in the near term for roofing allows refocusing attention on other needed projects. The clubhouse, its

kitchen, etc. have been waiting their turn for some years.

The Clubhouse Committee thanks everyone who took the time to fill out the survey and offer comments and suggestions. The Committee urges all residents who have additional comments or questions to contact any of the Committee members.

The Clubhouse Committee

April Kemerling

Laurie Sneider

Paul Bruck

Dave Peel

Chris Wells

Pickleballers Wanted

It's rapidly becoming pickleball weather, and the courts get lonely when not being used. If you are a pickleball player or would like to learn, don't be shy. We want you.

The game is easy to learn, a bit like playing ping-pong on a small tennis court with a whiffle ball. All you need is a paddle and some court shoes, and you are fully equipped.

We have about a dozen men and women playing pretty regularly. Our goal is to increase the pickleball population, so we can all get a little exercise while having fun and socializing in the outdoors.

Tuesdays, Thursdays, and Saturdays are the usual pickleball days (tennis players usually play MWF). In the spring, times vary according to temperatures and wind conditions. In the summer, we play early morning to avoid the heat. Call or text Chris Wells at 478-361-2691 or Miranda Pratt at 478-951-2691 for more information.

THIS JUST IN!

Dateline Larimer County, April 1, 2021:

Crisis in Larimer and Weld Canal! A large vessel, reportedly named the Never Given, is blocking the canal just east of Timberline Road. Dozens of angry illegal kayakers are stuck behind it. The L&W Irrigation Company is sending its tugboat to help clear the obstruction.

APRIL 2021 CALENDAR

Administrative and Management Office Hours

Administrative Office	Open by Appointment Only
Administrative Office Hours	M-F 8:30 a.m. – 12:00 p.m. <u>by Appointment Only</u>
Management Office Hours	M-F 8:00 a.m. - 3:30 p.m. Lunch approximately 12:00 a.m. – 1:00 p.m.

Community Activities/Events

Indoor Pool	Open Seven Days a Week 8:00 a.m. (up to eight {8} people maximum)
Tennis* Pickle Ball	TBD
Pickle Ball	Tuesday & Thursday 9:00 am @ Tennis Courts (women)
Library	Open Seven Days a Week 8:00 a.m. (access through library door only)
Clubhouse	Open Seven Days a Week 8:00 a.m. – 10:00 p.m. (Access through lower floor North Gate only)

EFFECTIVE APRIL 1, 2021!!!!

Hot Tub	Maximum of two (2) people, unless from same house hold (UFSH)
Sauna	Maximum of two (2) people, UFSH
Changing Room	Maximum of two (2) people, UFSH
Showers	One shower stall only; open in each of the two shower rooms

Guest, Pool Table, and Ping Pong Table; not allowed at this time.

Clubhouse Reservations	Tentatively allowed as of or after May 1, 2021 (subject to state & county guidelines)
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ADRIEL HILLS 29TH ANNUAL GOLF TOURNAMENT

Saturday, June 19th Rain Date; Saturday, June 26th

Save the dates!

APRIL 2021 CALENDAR

Maintenance Projects

Tree storm damage cleanup continues

Crack Fill Friday, April 2; conditions permitting

Gutter & Spring Cleanup Week of April 12th and/or 19th; conditions permitting

Building Repairs Affected owners/residents to be notified

Golf Course Greens Aeration April 26th & 27th; conditions permitting

Board of Directors' Meeting

Board Meeting Tuesday, April 20th, 6:00 pm via ZOOM

(connection to zoom meeting will be available on the Board agenda the week prior to the meeting); agenda and

Treasurer's Report will be emailed or distributed to pigeon holes for homeowners and posted on the website.

Meeting includes adoption of 2021-2022 Fiscal Year Operating Budget and Reserve Fund Plan; provided to homeowners April 5, 2021.



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This information is intended for the benefit and education of our community members.

