

ADRIEL HILLS
CONDOMINIUM
ASSOCIATION

JULY 2021 NEWSLETTER

**“ONLY TWO THINGS MONEY CAN’T BUY: TRUE LOVE
AND HOME GROWN TOMATOES” – John Denver**

**“THE ONLY WAY TO COOK SWEET CORN IS TO HAVE
THE WATER BOILING BEFORE YOU PICK IT” – Ruthe Wells**

It’s July 2021. The **winter** sports of hockey and basketball might actually end and the **2020** summer Olympics might start. That leaves a brief period between the two when a young person’s fancy turns to true love. The mature, wiser, and hungrier person’s fancy turns to home grown tomatoes. Why? Because they have endured nine or ten months of the insipid, store-bought kind, picked green from the Styrofoam fields of far-off lands. They await the juicy, bright red Beefsteaks, the King of Tomatoes, sitting next to the Silver Queen of Sweet Corn on the summer picnic plate beside the German Prince of Sausages, a grilled bratwurst marinated in beer and onions. Or a large grilled bison burger. Or a grilled 16 oz. New York Strip. (Vegetarians can think of something. After all, they have a running start with corn and tomatoes.)

My mother, Ruthe Wells, was born and raised in Montezuma, Iowa, in a large white house with a half-acre garden out back. In that garden grew, among many other comestibles, big tomatoes and many rows of sweet corn. The corn recipe, never to be ignored, was “pick and husk the corn only when the cooking pot is brought to a rolling boil. Cook three minutes and serve immediately. Those who transgress will have a lot of explaining to do to St. Peter.”

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As usual, the Newsletter offers a variety of reads this month. In addition to the usual informative report on the state of the community from Ralph, a thorough recap of the wonderfully successful and fun Adriel Hills Annual Golf Tournament & Picnic by Mark Silhasek, some good news about Colorado taxes, there is the usual hodgepodge of information that you cannot live without. Unfortunately, this edition features no resident profile, your editor having failed to find a volunteer. Nonetheless, he remains optimistic that someone will drop him a line and be willing to be profiled for an upcoming newsletter.

No one has objected, so the Newsletter retains its new one-column format.

MANAGER'S REPORT

July 2021

To put it mildly, it has been a very difficult and costly start to our irrigation season. The crew and other service providers have repaired six separate 6" main line leaks and, unfortunately, we may not be done. Between main line leak repairs and countless other irrigation issues, hand watering of greens, new plantings etc. the crew has been very busy and for several weeks, working on weekends in an effort to catch-up. As you can imagine, this has left little time to address other needs that are not of an immediate nature.

Administration: April Kemerling has been working some long days also. She has been coordinating with our new bookkeeper, Kelly Harper of Balance Plus Bookkeeping, to finalize the transition to offsite bookkeeping. She has also been creating administrative efficiencies and organization while maintaining the many daily tasks the community requires. April would like to personally thank you all for your patience and understanding while she works through and learns the ins and outs of the office duties.

EFT Payments: To date, 130 of our 177 owners have signed up for the automatic EFT payment process that is to be utilized for HOA monthly dues. This is very helpful, and we greatly appreciate your willingness to do so. At this point, the EFT system can only accommodate monthly HOA dues. Management, Balance Plus and the Board of Directors are pursuing other electronic payment options that can accommodate other recurring or annual expenses, including the upcoming (August) annual insurance premium payment, monthly utilities and for those who are reluctant to use the EFT process. More information will follow including some policy and procedure changes and a possible convenience fee or transaction fee required by payer services.

Insurance Renewal: The Adriel Hills Property and Liability Insurance Policy, along with several other related policies, are up for renewal on July 31st, 2021. We recently had a State

Farm senior underwriter and our local agent out for a site visit. Charlie Doggett, our resident insurance specialist, and I joined the State Farm representatives for the site visit. With the insurance market ups and downs, we hold our breath each year at renewal time. This year we are particularly concerned regarding building replacement costs due to the significant cost increase of building materials. The Adriel Hills property valuation is now almost forty million dollars. Of course, there are many other factors involved but with Charlie's years of experience, Adriel Hills has a solid program in place and State Farm who is a solid carrier, recognizes that. I'll spare you the details which are probably boring unless you're an insurance nerd like Charlie and me, but at this point, our renewal with State Farm looks favorable with fairly reasonable value and premium increases.

Insurance invoices are sent to all unit owners in early to mid-August and due within thirty days. As noted previously, it is our intent to have payment option methods in place for your insurance premium payment.

Building Repairs and Painting: Extensive building repairs have been completed on two large multi-unit buildings which means they are now ready to be repainted. Oh, there is a paint shortage and your usual product is not available and no estimated date of when it will back in stock. An upgraded product may be available, and if so, we will try to work with you on pricing. Due to our paint contractor's and Adriel Hills' long-time relationship with Sherwin Williams, it looks like we will get the two buildings currently under repair painted.

As much as we would like to report better news, Management and the Board of Directors are addressing the challenges in the most productive and efficient manner possible. We are adjusting and adapting with the intent to continue to meet as many goals as possible, and as close to budget as possible.

Golf Tournament and Picnic: The feedback has been outstanding from this year's golf tournament. Thank you to Mark Silhasek, Miranda Pratt, Jackie Tomlinson and Marcy Lockhart for volunteering their time to organize such a successful and fun event.

Independence Day Holiday/Office Closure: Administrative, Maintenance and Management Offices will be closed on July 5th in recognition of the 4th of July holiday. Regular business hours will resume on Tuesday, July 6th.

Fireworks: Fireworks utilized on Adriel Hills' property must be only those permitted by the Larimer County Fireworks Ordinance. Please refer to the more detailed rules that are available at; www.larimer.org/policies/fire_ban_ordinance.pdf. This is a county issue so please do not call a board member. You are encouraged to call the Larimer County Sheriff if somebody is not following the Larimer County Ordinance.

I hope all of you enjoy the holiday! Thank you,

Ralph
ADRIEL HILLS 29th ANNUAL GOLF TOURNAMENT/PICNIC

SATURDAY - JUNE 19, 2021

On Saturday, June 19, six teams totaling 22 players, including residents and their guests participated in the 29th Annual Adriel Hills Golf Tournament. The winners' names will be proudly engraved on the Club House Trophy. But first, all who participated on the course and those who enjoyed lunch need to recognize and thank the following individuals:

PICNIC (66 attendees):

Miranda Pratt - Picnic Organizer/shopper/coleslaw/veg baked beans/serving/clean-up (Note: Miranda has lived in AHCA for only 2 years and for never before experiencing the event did great ...remarkably well done!)

Jackie Tomlinson - Planning/set up/food delivery/server/clean-up/brownies

Karen Lahey - Roasters (1 from Fran Roth) - baked beans/advisor (experience with prior picnic gatherings)

Marcy Lockhart - Bouncer/name tags/check-in

Mary Griffin, Vickie Fulks & Sharon Siman - Brownies (yum!)

Chris Wells & Jim O'Neill - Add'l beer

GOLF:

Mark Silhasek - Organizing teams/scoreboard/shopping/facilitating tournament/MC at picnic

Jim Betz (Guest) - golf set-up

AHCA STAFF: Ralph, Danny, Max, Tyrus & April

TOURNAMENT WINNERS

1st place team - Congratulations!

Score: 33 ("16" and "17")

Paid lunch and names on the clubhouse trophy:

Alan Braden - Captain (Legacy winner as parents also on clubhouse trophy as AHCA members on prior winning teams)

Jay Grant, LeeAnn Wilson, Cheryl Rennels

2nd place team - Great Effort!

Score: 34 ("17" and "17")

1 sleeve of golf balls per team member:

Merl Bachman - Captain

Pat O'Neill, Dee Dee Wright, John Griffin

Special prizes:

Hole #4 Long Drive - Women: sleeve of golf balls - Cheryl Rennels

Long Drive - Men: sleeve of golf balls - Pat O'Neill

Hole #3 Close To The Pin - Women: sleeve of golf balls - Dee Dee Wright

Close To The Pin - Men: sleeve of golf balls - Pat O'Neill (14")

Hole #1 Long Putt - Women: Cheryl Rennels

Hole #6 Long Putt - Men: Jim Betz (20')

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!

Mark Silhasek

Thanks, Mark. Great report and job well done!

Volunteers still needed

Let's hope the success of the Annual Golf Tournament and Picnic inspires other Adriel Hillians to volunteer to make upcoming Adriel Hills events equally successful. More of you are needed. Please contact the following residents (refer to directory for contact information) to volunteer your time and effort. No special skills are needed, just a willingness to help spread the workload. Don't be shy.

Garage Sale, Saturday, August 21 (??): Kate Engel

End of Summer Pool Party, TBD (??): Jim Fry

Fall Soup Supper, Sunday, October 17, 5:00-8:00 p.m.: Merete Cunningham

Holiday Party, Sunday December 12 or 19, 5:00-8:00 p.m.: Merete Cunningham

Townhouse for Sale by Owner

1432 Adriel Drive. 3 bedrooms, 2.5 bath, two-story, and recently remodeled. It features a lovely patio area and views of the grounds. *Discount available for direct sale.* Interested parties, please call Rosalind Larsen at (708) 752-3597.

Announcements

Electronic Funds Transfer. The last several Newsletters alerted owners that Electronic Funds Transfer (EFT) would soon be required for all residents. As you know, fees are due by the first of the month. EFT withdrawals occur around the fifth business day of the month.

Some residents have expressed reservations about EFT and a preference for using paper checks, concerned that EFT might make their bank accounts less secure. I and many other residents have used EFT, autopay, PayPal, Venmo, Remitly, and other banking and financial technologies (most of which use EFT in the background) ever since they became available with no problems. My only problems have come from the occasional credit card number theft and (rarely) from a lost check.

But to be sure that I was not being naive, I called my bank (Bank of America) to ask about paying by EFT versus checks. B of A told me that EFT methods were the most secure, with very sophisticated encryption and security measures and virtually no fraud or theft from accounts. It assured me that if in the rare circumstance that any loss occurred, the bank would immediately replace all funds lost. I learned that writing a check was the least secure payment method, with fraud of various kinds being all too common because fraudsters and thieves can change amounts, change signatures, steal blank checks, and even make new blank checks from used, written ones. They also can get address and account information from the checks themselves and use that for other scams. In addition, paper checks can be misplaced and lost in the mail. Fraud losses in such cases are covered, but it can be more difficult to prove that the fraud or theft occurred.

Check with your own bank to find out what it says about EFT payments.

Signing up for Adriel Hills' EFT is not difficult; just contact the office.

Note that at this point EFT is for monthly dues only. EFT is not used for the insurance premium or Adriel Ct. maintenance/utility payments because they are not monthly or vary in amounts. These items must be paid via personal check, cashier's check, or money order. Our new

bookkeeper, Kelly Harper, is working on adding debit and credit card payments options for those who would prefer that.

No less urgent than it was last month: Adriel Hills Website Manager or Designer Needed.

The Adriel Hills website needs to be upgraded or redesigned soon. **Without an upgrade or designing a new website, Adriel Hills website will no longer be available.** The Board of Directors and the community are still looking for someone who can take the lead on this project, can research options and costs for review by Management and can ultimately present the findings to the board. Please contact the office if you are interested or know someone who might be.

Golf Course Safety: As attractive as the golf course is for frolicking, kids playing, picnicking, dog walking etc., any activities other than golfing are strictly prohibited under the Adriel Hills Rules and Regulations. This is for the safety of all and the sanctity of the game.

Pickleball and Tennis Need You!

Tuesdays, Thursdays, and Saturdays are the usual pickleball days. They start at 8:00 a.m. for “aggressive play” and at 8:30 a.m. for “beginner’s play.” Thursday night at 7:00 might be an alternative pickleball date to accommodate some who have day jobs.

Monday, Wednesday, and Friday are the usual tennis days starting at 8:00 a.m.

Call or text Chris Wells at 478-361-2691 or Miranda Pratt at 478-951-2704 for more information.

Of course, unless otherwise occupied, the courts are always open to all residents for either sport during good weather. The courts also have a basketball goal for those who prefer a much larger round ball.

Table Tennis, anyone? If not, how about Ping Pong?

There are those days, mostly in winter but all year around, when the weather is just too wet or cold for outdoor court sports. There are also residents who do not have the interest or cannot take time even on nice days to play pickleball or tennis. That raises the question of whether Adriel Hills has **table tennis** players who might want to get together regularly and have some fun on the tiny indoor court.

If you are a table tennis (ping pong) player or would like to be, please call Chris Wells at 478-361-2691. If you aren’t sure or would just like to be entertained by extraordinary table tennis

players in action, just go to You Tube and search for “amazing (or impossible) table tennis shots.” You won’t believe your eyes.

Colorado Taxes – Do you qualify for the homestead exemption?

Ralph sent along a flyer from The Group real estate and mortgage folks. Here is the pertinent information:

“According to Kiplinger, Colorado ranks among the 10 most tax-friendly states for retirees. And one of those friendly tax laws is built around real estate. [Ed. Note: Kiplinger ranks Colorado number 6 in tax friendliness, based in part on average sales tax rates. I calculate that given AH resident’s eligibility for the low Larimer County sales tax for many purchases, the AH rank would be about number 3 in the country.]

“Colorado offers a property tax exemption for many seniors on their primary residence. *The Senior Property Tax Homestead Exemption tax credit is available to older adults who have lived in their homes for at least 10 years and were over the age of 65 prior to January 1, 2021, for taxes to be paid in 2022.* For those who qualify, the tax credit of 50% is available on the first \$200,000 of assessed value on the property....

“Qualified homeowners need to apply directly to their respective county assessor’s office by **July 15**, and the exemption must be applied for only once. **Seniors that were previously approved do not need to reapply.** The exemption remains in effect for subsequent years as long as the property ownership and occupancy do not change. The surviving spouses of seniors who previously qualified may also apply. “

If you have questions, give the county assessor’s office a call. As reported last month, that office is extraordinarily responsive and helpful.

Clubhouse activities reminder

Wine and Unwind is every Tuesday from 4:00-6:00 p.m. Despite the name, it is not actually a wine group. Folks show up to socialize and bring whatever potables they prefer – coffee, tea, seltzer, wine, whiskey, whisky, aquavit, beer, Kool-Aid, water, kombucha, kvass, you name it. On nice days, they bring folding chairs and meet on the grass under the large trees behind the Kedron Drive four-plex. In unpleasant weather, they meet in the main room of the clubhouse. They exchange stories, news, family histories, etc. and just chit-chat with the rule of *no politics*.

Game Night is every Thursday from 4:00-6:00 p.m. Folks meet in the clubhouse or on the deck. Recently, the game of choice has been Mexican Train, a dominoes variation. In general, participants plan to play whatever board or card games show up or are available in the clubhouse.

Weeders United Undefeated!!

The Adriel Hills weeding team, Weeders United (not to be confused with Manchester United), player-coached by Connie Dedon, has started their season. They have gone up against Mallow, Curly Dock, Bindweed, Purslane, and Dandelions, among others tough opponents that thrive in hot and dry weather, populating flower and rock gardens in the public spaces around Adriel Hills. But they are no match for Connie, Miranda, Sara, and Judy, who go at them in hand-to-root combat. Playing once or twice a week, Weeders United has emerged victorious with scores so lopsided it's hard to keep track. Estimates are 339-0, 508-0, 273-0, etc. When severely outnumbered, the team will bring in Connie's favorite vinegar-Epsom salts-dish soap formula, somewhat kinder to the environment than Roundup, but no less effective. Weeders United are happy to report despite fierce opposition and some minor aches and pains, the team has neither been scored on nor lost a woman.

Residents Investigating House Paint Options

An informal group of residents led by Mark Kenning is looking into expanding the paint color options and designs for Adriel Hills houses. One possibility is adding somewhat lighter and darker colors to the current palette to make the community look less monochromatic. Another allowing accent color options for trim and block painting. If you have suggestions, let Mark know (970-889-5226).

Library Report

Adriel Hills Librarian Sharon Siman reports that the library is once again open for business in the clubhouse. The library door is open from about 8 a.m. to 10 p.m., and Sharon invites residents to come on down, hang out and read, and to borrow, adopt, or steal a book. Book donations are welcome, but owing to limited shelf space, only books published after year 2000 are likely to be shelved. Others will find themselves donated to ARC.

Adriel Hills Newsletter Quiz - Win Prize!!

First prize is an over- (or behind-) the-door shoe rack that holds 24 pairs. The prize goes to the first person who can email or call Chris Wells (contact information above) with the correct answers to TWO questions:

1. What is the deadline for applying for a Colorado Senior Property Tax Homestead Exemption?
2. Which *two* golfers won *two* special prizes each?

Adriel Hills Book Club

The Adriel Hills Book Club is back in full swing, and all are welcome (even if you haven't read the book). The club meets in the clubhouse at 10 a.m. on the last Wednesday of the month. The July meeting will be on the 28th. Here is the book list for the remainder of the year:

July: Case Histories by Kate Atkinson

August: The Things You Save in a Fire by Katherine Center

September: The Vanishing Half by Brit Bennet

October: Then She Was Gone by Lisa Jewell

November: Hidden Valley Road by Robert Kolker

December: Dear Mr. Hamilton: A Novel of Eliza Schuyler by Stephanie Dray

Questions? Call Betsy Towle (973-670-9058) or Christina Hager (970-481-9700).

Need help with a small household task?

Business has been picking up for Mark Kenning and Chris Wells, who are still available to do small handyman chores. Just call or write. Although their services are free, they wish to publicly thank Deborah Kohler for rewarding some minor services with major banana bread. The banana bread was generous and excellent, but it disappeared so fast that Mark and Chris look forward to helping Deborah often with small issues in her new home.

Once again, if you need grab bars installed, light bulbs changed, pictures hung, walks shoveled, stereos wired, holes drilled, nails pounded, planters repaired, someone to hold your ladder (or to climb up on one), Hollyhocks staked, or other minor tasks done not requiring a real pro or formal HOA approval, ask Chris or Mark.

Mark Kenning: patamk7@gmail.com

970-889-5226

Chris Wells: wells_dc@law.mercer.edu

478-361-2691



Ursula Ehmann has beautified the plain fence along the north perimeter. She has planted Hollyhocks. They are beginning to bloom, so stop by to enjoy them.

Peacock News

Mark Kenning reports that four names were submitted in the peacock naming contest:

DB Cooper (google it if you are mystified)

Jacque Z Peacock

Regis

Mayura (Blue peacocks originated in India. This is the Indian and Sanskrit word for peacock.)

(I spoke with the peacock some time ago about the contest, and he said you can call him anything you want, but just don't call him late for dinner.)

JULY 2021 CALENDAR

Administrative and Management Office Hours

Administrative Office	M-F 12:00 p.m. – 3:00 p.m.
Management Office Hours	M-F 8:00 a.m. - 3:30 p.m. Lunch approximately 12:00 a.m. – 1:00 p.m.
Offices Closed	Monday, July 5th, 2021 for Independence Day

Community Activities/Events

Clubhouse/Library/Pool	Daily 8:00 a.m. – 10:00 p.m.
Tennis	MWF 8 a.m.
Pickle Ball	Tuesday, Thursday, Saturday 8:30 a.m. (beginner) Tuesday, Saturday 8:00 a.m., Thursday 7:00 p.m. (advanced)
Book Club	Last Wednesday of each month 10:00 a.m. in Clubhouse
Game Night	Thursday 4:00 p.m. – 6:00 p.m. in Clubhouse
Wine & Unwind	Tuesday 4:00 p.m. – 6:00 p.m. Location: Grassy area behind Kedron Drive units (weather permitting) Location: Clubhouse (weather not-permitting)

Maintenance Projects

Scheduling may change due to weather or other factors

Exterior Paint	Building 4 start week of June 28 th Building 24 approx. start week of July 12 th
Golf Course Greens Treatment	Liquid application – July 6 th , 20 th - morning Granular application – July 13 th

Board of Directors' Meeting

Board Meeting	Tuesday, July 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.
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