
NEWSLETTER

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Marcy Lockhart, Editor 482-7678

Spotlight On...

By Cheryl Beckett

She loves to read and started the Adriel Hills Book Club with Sandy Brooks. He has a true interest in helping people be safe. Laurie and Alan Sneider have lived in Fort Collins and Adriel Hills since 2012, and they are in their second home within our community.

Both the Sneiders were born in Brooklyn, New York. Alan is an only child who describes himself as a true latchkey kid. His dad traveled on his job and his mother also worked. Alan walked to and from school and did his homework before his mother got home to make supper. During high school, he was on the track team. Laurie's family consisted of her dad who was self-employed, her mother and her sister. Her sister still lives in the East but her mother moved from New Jersey to Fort Collins with them and is in senior living. Alan and Laurie's parents were first generation Americans and both had grandparents that immigrated to the US from Poland and Austria.

After high school Alan worked and then joined the Marines. When he completed his service, Alan went to Nassau Community College and received his Business Associate Degree. Laurie began college majoring in education, but decided that wasn't what she wanted. She and Alan married in 1970, and in 1974 they moved to New Jersey. Alan had

a packaging supply business from 1970—2004 and commuted 42 miles to his work.

Alan and Laurie have two daughters, Danielle and Nicole, who moved to Colorado before they did.. Danielle is the Gifted and Talented Coordinator for the Lafayette School District. She has two daughters, Cyan Luna is ten and Soleil Ray is seven. Nicole works in research at CSU. Her daughter, Alexandria, is eleven.

Laurie went back to school and got a Masters in Social Work at Rutgers. During her 30 years of working in mental health, she wore many hats including counseling, clinical work and Executive Director of Middlesex County New Jersey Mental Health. She still does mental health advocacy. With her daughters and granddaughters in Colorado, Laurie wanted to also be here. The Sneiders started coming in 2004 and Alan joined Laurie permanently after he retired.

Laurie had an aunt in Queens who worked for the ambulance corps, which was of interest to Alan. It led him from 1974-2011 to serve in emergency services in many capacities, with teaching and actual emergency service. He was a volunteer fireman and Emergency Medical Services (EMS) member, a station chief, an American Heart Association instructor, a Red Cross instructor and an Emergency Medical Technician (EMT). He also worked with

Spotlight on cont...

Community Emergency Response Team (CERT) training which has been used for quite some time in the East and is just getting started in our area.

When a realtor showed the Sneiders a property on Kedron Circle in Adriel Hills, Alan looked out at the green belt and said they would take it. They still feel Adriel Hills is one of the best kept secrets in Fort Collins. Alan is passionate about community safety and volunteers. Laurie enjoys being with her granddaughters and now is newly elected to the Board of Directors serving as the Vice-President.

Manager's Review...

Unfortunately I was ill the week before Christmas; that makes a total of three sick days in almost eight years since I came to Adriel Hills. Not only did I get behind, but so did Bonita and Ryan fielding many things that would not typically come their way. We have all the confidence in the world in them and as always they did a super job. Thank you!

Thanks from Staff - A fun task for Bonita and Ryan was receiving many Christmas well wishes, crew lunches, treats and several contributions to the staff's lunch fund. Staff acknowledgements sometimes get dropped off without a note or us seeing who brought something by. Please know how much we sincerely appreciate each of you that considered the staff for the holidays. This thoughtfulness truly touches my heart as I know it does the rest of the staff, one of the many reasons it's not too difficult to get out of bed and come to work.

Annual Meeting - From my perspective, and I have literally been to several hundred owner association annual meetings, ours was excellent. One of our new residents who has significant experience living and participating in owner associations called specifically to compliment the Adriel Hills Annual Meeting. Thanks to all who attended, submitted ballots, proxies and participated. A huge thank you also to Bonita for all of the work she did to assure a successful event!

A tremendous amount of information regarding the challenges facing Adriel Hills was reviewed at the annual meeting. One of those challenges is the funding for long term reserves. Included in the many positive comments regarding the annual meeting was acknowledgement of the great job Doug did conveying information regarding the reserve study.

Reserve Study Presentation - Please note now and plan on attending an informational session regarding the reserve study and funding considerations. Our reserve study consultant will be presenting as well as answering your questions. **The session will be held at 6:00 p.m. on Tuesday, January 27th at the Fort Collins Country Club. THIS IS A VERY IMPORTANT MEETING. WE STRONGLY SUGGEST ALL HOMEOWNERS PLAN ON ATTENDING.**

Electrical Issues - We have had a rash of electrical issues throughout the community. At first we thought it might be due to all the wonderful Christmas lights in Adriel Court. The problem may be due to surges and outages in addition to aging infrastructure. (Another case for reserves.)

Manager's Review cont...

New Clubhouse Light - Have you noticed the new light fixtures in the library? A member having seen the new fixtures said it was a long overdue update for our highly used community room.

Homeowner Maintenance Requests -

Per the rules and regulations; for upcoming fiscal year budgeting purposes, homeowners are to submit exterior maintenance concerns to the office by the first of February.

Dog on Golf Course -

Before there was snow and ice on the pond and golf course we experienced significant goose traffic. We greatly appreciate our member, Curt Olson, and his highly trained black lab hunting dog with help in chasing the geese away. This effort was authorized by management but want to remind others the golf course is not for dogs. Thank you Curt for your continued efforts, we owe you a bag of dog food.

BEWARE - We finally received significant snow and ice! However, everyone is encouraged to be extremely cautious when walking and driving in icy conditions. In many cases, the places we walk around buildings and parking areas are by design also drainage areas. Numerous spots have little or no sun exposure to melt the ice. Management will continue to do what is reasonable to minimize ice, but after storms there will be ice for a period of time. Please be careful!

On to a positive and productive 2015.

Ralph

Tidbits...



B. O. D. Recording Secretary -

The Board of Directors is in need of a Recording Secretary for board meetings. The meetings are every third Tuesday of each month at 6:00 p.m. (unless noted otherwise) and the annual meeting in December. The Board of Directors needs someone to attend meetings, take notes and transcribe into minutes. (Compensation may be available) Please contact the Board of Directors or the office if interested ASAP.

Volunteers - In addition to the members of the Board of Directors, Adriel Hills needs more volunteers to serve on our committees. We have Operations, Landscape, Water, Tennis, Golf, Hospitality, Welcoming Committees and occasionally an Ad-Hoc Committee (investigative committee). If you would be interested in volunteering for committees or special projects, please contact Adriel Hills Board of Directors or call the office.



Three Way Stop - Stop signs are used to assign right of way at an intersection. An intersection of a roadway is often enhanced by requiring a stop in each direction. With this said, a three way stop has been implemented at Adriel Drive and Adriel Drive. This will slow drivers down overall and make it safer for those walking and all drivers within the community. Thank you on behalf of Adriel Hills CERT.

Tidbits cont...

Resident Record Form - As per Adriel Hills' Rules and Regulations all homeowners/residents must complete an annual resident record form. Due to a change in Colorado Legislation, the Adriel Hills office will be producing and distributing a 2015 directory. Per Colorado Legislation, we need your permission to list your name, address and phone number. If you would like to be included in the directory please check the box next to **Resident Directory Information** on the form and list your names and numbers. All residents must complete the form and return it to the office by January 15th.



Spring is coming! -

The Landscape Committee asks that requests for changes around your unit be submitted as early as possible. There is a form on-line or available at the office.

Thank You to... the community members who came together to decorate the inside of the clubhouse. The entire community appreciates all their efforts. Thanks also to the crew for putting up the Christmas lights at the clubhouse and entry.

A special thanks to Richard and Cathy Schott for the very large, beautifully decorated Christmas tree just to the north of the clubhouse parking lot. It is a wonderful addition to Adriel Hills' Christmas spirit.

Another special thanks to Shirley Stallings for putting together a great annual holiday party. The turnout was fantastic and all who came had a good time.

From Our CERT Team -The Larimer County Sheriff's Office Communications Center primary concern is public and officer safety . They have ten 9-11 lines as well as non- emergency lines. They are manned 24/7 . Each dispatcher is fully trained as EMD (Emergency medical dispatchers) In addition, Larimer county has the EVERBRIDGE system which accesses the database to allow reverse 911 calls to our landlines/cell phones based on how it is listed. (www.leta911.org)

Adriel Hills is in the Poudre Fire District so your 911 call is sent to Fort Collins. At that point the appropriate authority will be dispatched. Our communications center answers somewhere between 15 to 17 thousands calls per month. Be involved, join Adriel Hills CERT. It's our way to help ourselves, our neighbors, your loved ones. The next training in 2015 will be on two Saturdays, February 21 and 28 from 9am to 5pm. Training and equipment are free. Please contact Alan Sneider at 970 472 0231 or Chris Wolf : cwolf@poudre-fire.org . We our are own life blood.

Rental Cap Ad Hoc Committee Being Formed

- One hundred homeowners completed the September rental cap survey and sixty-six responses were in favor of the Board of Directors pursuing the implementation of a rental cap. In order for a rental cap to be implemented the associations By-Laws would need to be amended by a 67% majority vote of the 177 homeowners. A rental cap ad hoc committee is being established to lay out the process of implementation. If you are willing to serve on this committee please call the office at 484-3098 no later than Thursday, January 16, 2015. Leave your name, phone number and the days of the week and times

Rental Cap Ad Hoc Committee

continued... during the day you can attend the first meeting of the committee with Bonita. You will be contacted as soon as the first meeting date and time has been determined. Thank you.

Annual Election Vote Count

On Wednesday December 10, the day after the Annual Meeting, it was brought to the attention of Charlie Doggett and Doug Burmester by Ralph that there was a problem with how the election ballots were counted. Because of an honest error through miscommunication and misunderstanding about what constituted a valid ballot vote, there were thirty-eight Absentee Ballots that were disqualified and not counted. It was the understanding of the individuals counting the votes that, as noted on the Proxy/Absentee Ballot, only one of the two boxes in the Proxy Section of the Proxy/Absentee Ballot was to be selected in order for the ballot to qualify for counting. There were seventeen ballots not counted because they did not have either of the two boxes selected. Each of the seventeen ballots had candidates selected, and they were also signed and dated by the unit owner plainly indicating their vote.

It was also understood that if only the second box in the Proxy Section was selected that the unit owner was supposed to write in the name of their Designated Proxy on the line beneath the first box in the Proxy Section in order for the ballot to qualify for counting. There were twenty-one ballots not counted that had the second box selected but no name of a Designated Proxy. Each of the twenty-one ballots had candidates selected, and they too were signed and dated by the unit owner indicating their vote.

Bonita counted the thirty-eight Absentee Ballots Wednesday morning and Doug

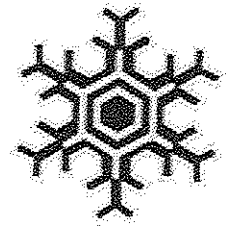
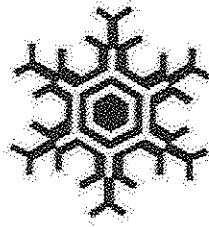
counted the thirty-eight ballots Wednesday afternoon and again Thursday morning. Both tallied the same number of additional votes for all eight candidates. Adding the additional votes tallied from these thirty-eight ballots to the votes tallied at the Annual Meeting has resulted in one candidate actually getting more votes than one candidate who was announced as having been elected at the Annual Meeting. In accordance with Article IV, paragraph nine (9) of Adriel Hills By-Laws a special meeting of the Board of Directors was called by Board President Doug Burmester to discuss this situation. That meeting was held at 9:30 a.m. Thursday December 18, 2014 in the library of the clubhouse.

The Directors were presented with the tally of the fifty-nine ballots counted at the annual meeting, the tally of the thirty-eight ballots that were not counted, and the vote results if the thirty-eight ballots were counted. It was the consensus of the six Board members present that the votes of the thirty-eight ballots should be counted. With the addition of those votes John Beckett would then be elected to the Board and Lee Ann Wilson would not. Knowing that the Board is going to be dealing with three very important items in 2015, in addition to the normal operating concerns, adding one additional Board member for one year was discussed. Article IV, paragraph one, page three of our By-Laws allows for the addition of Board members. The reserve study, the rental cap consideration and the on-going issue of acquiring sufficient water for the long term to keep Adriel Hills green are all going to take more time of the Directors than normal, and an additional Board member to help deal with these issues is in the best interest of the Association. Isabel Garity motioned that one additional board member be added for one year. All present approved the motion. Based on the revised vote tally John Beckett has been elected to the Board and the

Annual Election Vote Count continued...

motion by Doug Burmester to add Lee Ann Wilson for a one year term was also approved. At the end of the upcoming 2015 calendar year the Board will revert to nine members.

Board members for calendar year 2015 are Doug Burmester, President; Laurie Sneider, Vice-President; Kay Reynolds, Treasurer; Bonnie Harden, Secretary; John Beckett, Charlie Doggett, Isabel Garity, Bill Lauer, Bill Tremblay; and Lee Ann Wilson.



January Calendar

Water Aerobics	MWF	8:00 a.m.	Clubhouse
Water Babes	T,Th	8:30 a.m.	Clubhouse
Tennis	T, F	?	Tennis Courts
Pickleball	Thursday	?	Tennis Courts
Ladies Bridge	Wed Jan 14	1:00 p.m.	Clubhouse
Operations Meeting	No meeting	this month.	Clubhouse
Resident Form Delivered	Thurs Jan 15	by 12:00 p.m.	Clubhouse Office
Board of Directors Meeting	Tues Jan 20	7:00 p.m.	Clubhouse
Book Club - New Members Welcome	Tues Jan 27	12:30 p.m.	Clubhouse
Reserve Study Review	Tues Jan 27	6:00 p.m.	Fort Collins Country Club

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

A flyer will be placed in your mail slot with more information about the Reserve Study Meeting at the Fort Collins Country Club.