**Manager’s Review**

**March 2017**

**Budget:** Reviewing and refining the proposed 2017-2018 budget and reserve plan is in progress by several Committees, Board of Directors and Management. The community continues to age and costs continue to increase on most fronts. Be assured Management pursues every opportunity to obtain adequate levels of service and products at as competitive price as possible. As required per our governing documents a copy of the proposed budget will be provided to members prior to Board of Directors adoption.

**Contractors:** As part of the budgeting process, various contractors are in the field reviewing building repair needs, painting needs, concrete work, etc. They may or may not be accompanied by a staff member. If you have concerns of someone in the field please call the office or courteously inquire of the person.

**Waterline Insurance:** Speaking of inquiring; we frequently receive calls from homeowners asking if they need to purchase waterline replacement insurance for their home. These calls are prompted by a solicitation received in your mail. We do not believe that waterline insurance is needed by a homeowner. Failure of the waterline is fairly uncommon and repair or replacement is the Association’s responsibility.

**Vines & Climbing Plants:** As you know the association does not allow plants that adhere or climb on any part of a structure. The crew recently spent a good part of a day removing climbing or clinging plants from the outside of homes, decks, etc. Homeowners are requested to not allow plants to climb or attach to your home. In the future the association may invoice for the staff’s time required to remove vines and/or climbing plants from your home.

**Homeowner Request for Exterior Improvements:** With spring coming or if you ask Ryan it is here; we remind all owners that for any alteration to the exterior or your home completion of a Homeowner Request form is required. A request form must be submitted in advance for all exterior projects including satellite dish installation or relocation, Radon mitigation, windows, doors, etc. A Homeowner Landscape Request form is required for any exterior landscape type project including courtyards. Forms are available online or from the office.

**Roadwork:** The annual asphalt roadway crack fill will occur this month. Crack fill is an important part of our ongoing road maintenance. Please slow down when approaching workers in the roadway and give them as much room as possible. This of course includes the staff when they are doing projects on the side of the roadway.

**Good Dogs:** Many of you may have seen the article in the Fort Collins Coloradoan February 21st edition regarding goose dogs. A dog chasing the geese off the golf course or other green belt areas is the most effective and least obnoxious method to deter the geese. Not only do the geese make a mess, they do significant damage particularly to the golf course greens.

Our Rules and Regulations are very clear that dogs are not allowed on the golf course and this continues to be the case. However; Management has requested help from a few specific residents whose dogs are effective goose dogs. Dogs on the course are limited to only those who we have asked to help with the goose issue. Management greatly appreciates the help from our residents and their faithful working dogs. Thank you.

**Bad Dogs:** Or is it the bad dog owners? Management has recently received several calls from residents expressing concern of the dog poop not being cleaned up. Large dog or small dog - summer or winter you are required to clean up after your dog. Also as a reminder dogs are to be on a leash at all times.

Thought has been given to establishing dog parks in the community to help contain the dog poop problem. It will be unfortunate and costly if it comes to this. Please always clean up after your dog and if you see others who are not, please remind them it is their responsibility.

**Vandalism:** Over the weekend of February 25th & 26th we experienced what could be considered vandalism in the indoor pool area. This is most likely kids who are not supervised very closely or kids supervised by kids. Hundreds of plastic bubbles on the insulated hot tub cover were “picked off” and in & around the tub and in the filter. The in pool light had also been tampered with and partially dislodged from its mounting. Fortunately the mounting was not broken.

Bottom line please keep an eye on the kids to minimize these issues. This will in term minimize costs in cover replacement and labor requirements.

**Is the Mail In or Out?** Several years ago when the outdoor pool and BBQ area were remodeled consideration was given to relocating the clubhouse mail area outside the clubhouse. At the time many thought that 24/7 access to mail and significant reduction of wear and tear on the clubhouse had merit. Funds were not available at the time due to the remodel project so the plan was shelved. With the anticipated Phase II road overlay project this subject is being reconsidered.

Relocation could be done one of two ways;

* Constructing in the vicinity of the clubhouse a mail hut similar to our existing two mail huts.
* Placement of cluster type mail boxes in a few locations within the area of the homes currently served by the clubhouse mail area.

We are asking the Operations Committee to initially consider this subject and give residents an opportunity to share their input. If you would like to provide input please drop a note to the office.

**Spring:** Well we know it can go either way at this point, we will see if Ryan is right or maybe he already is. The crew recently applied a pre-emergent to some bed areas throughout the community and have sprayed weeds. We will also be doing turf aeration later this month or next.

Between our Landscape Maintenance Contractor and in-house crew, it is our intention to be ahead of the spring curve. As conditions permit it is also our plan to complete deck staining and some concrete work. You will be notified if this work is planned for your home this spring.

Please contact me with questions or concerns.

Ralph