**Manager’s Review**

**November 2017**

**Landscaping:** Although the irrigation system was blown out and winterized recently there is still an abundance of landscaping and grounds keeping projects to complete. This includes leaf clean up, shrub and tree pruning, gutter cleaning, tree wrapping, placing snow stakes and winding down with putting up Christmas lights. Several of these projects are ongoing and timing of others will be posted on entry drive sign.

**Trees:** We all greatly appreciate the many benefits of the hundreds of mature trees throughout Adriel Hills. We fully acknowledge that this is one of the many premier features and assets of our unique community. We must also realize that the maintenance of this asset is very time consuming and costly. We are fortunate to have the professional guidance and longevity (Adriel Hills 20 years) of Gery Whitman of Davey Tree. Gery is one of the highest regarded, certified arborist in northern Colorado and has extensive knowledge, experience and contacts in the industry.

Due to budget priorities being pulled in many directions we have gotten behind in tree pruning specifically the past few years. This year is a catch up year (over $20,000 budgeted) for tree maintenance including pruning, lifting, thinning and removals. Our tree project typically occurs in the fall which is optimal tree pruning time for tree health and the turf is beginning to firm up with irrigation off so tree company trucks can access the trees where practical and do minimal turf damage.

Over literally the past year plus, several volunteers and management have spent hours evaluating trees community wide tree by tree with Gery. This includes determining specific tree related needs many expressed by a homeowner, priority tree pruning project areas and project efficiencies. Gery and I have met recently three different times to determine final scope of work considering priorities and funds available. Of course this is when I lean on him to throw in a tree pruning or two and a couple stump grinds. Bottom line is as in all projects a lot of forethought and pre-planning are undertaken. We do not take the input received and decisions made regarding the maintenance of this asset lightly. Decisions are based on the overall long term best interest of the community as a whole.

As long as we are on trees, with recent news publicity homeowners have inquired regarding EAB (Emerald Ash Borer). We have been following this since 2013 and monitor closely particularly with Gery of Davy Tree. We inventoried our ash trees (almost 100), obtained estimates to treat and included this expense in reserve funding. We will continue to monitor and treat when advised or prudent. This is not an exact science and there are no guarantees.

**Snow Removal:** Once the above is wrapped up a little snow will be welcome. **We want to start with our winter season reminder that residents in vehicles or on foot must give snow removal operations the right of way as well as a wide berth at all times. Do not approach snow plows or tractors. Do not follow behind the snow plow too closely and do not try to anticipate the snow plows intentions. Visibility from the snow plow is limited.**

**Residents Snow Removal Service:** I know some of you have already contacted Elkhorn again this year for your driveways, courtyards, etc. As far as I know they were a dependable and reasonable resource for snow removal needs last season.

We also encourage you to consider this service for your deck and patio snow removal as suggested in the October newsletter.

**Residents needing snow removal services can contact Bill with Elkhorn at**

**970-217-5222.**

**Community Spirit:** We have favorably spoke of the current/continued high level of community spirit. Volunteer efforts continue on many fronts from social to field work. On the field work front we want to thank the following people for their recent efforts:

* Merl Bachman, Rick Bernum & Jon Siman helped with tree pruning and lifting
* Bill Durica has again read all of the irrigation pump meters weekly through the irrigation season
* Doug and Sandy Burmester have repaired frequently run over landscape bed
* Danny Quinto painted a lengthy list of gutters and downspouts that had been replaced

I am certainly thankful for the many wonderful people in the community.

Have an enjoyable Thanksgiving!

Thank you,

Ralph