

# NEWSLETTER

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## Manager's Review August 2019

Another busy summer season month has gone quick. We know we are not the Lone Ranger in the busy category. The Board of Directors have been working hard as have many volunteers on everything from insurance renewal to garage sale and much more.

Let us first backtrack to the 4<sup>th</sup> of July. One of our many well-loved homeowners, who are great patriots and asked to be anonymous, placed notices in pigeon holes that American Flags were available for all residents. This gesture reiterates the fiber of the members of this community and all the flags looked great for the 4<sup>th</sup>. Thank you, Adriel Hills Patriots!

**Insurance Renewal:** You recall how difficult last year's renewal was as well as costly, well the renewal (at the time of this writing) looks extremely positive with State Farm providing our insurance coverage as of 7/31/19. Unfortunately, and as we have continued to indicate, there is not much premium relief. We are tremendously fortunate that an insurance carrier the quality of State Farm will insure us. More information will be provided with your premium invoice anticipated to go out the second week of August. We again this year express a huge thank you to Charlie Doggett for the expertise, guidance and hours spent on the insurance renewal effort. Much thanks also to Bonita and Laurie as they have participated each step of the way.

**Roofs:** Roofs throughout the community were closely surveyed by Premier Roofing after the July 5<sup>th</sup> hail storm. We were, frankly, holding our breaths regarding possible damage as the storm had broken windows and skylights. The detailed survey result which included a full report with over 70 photographs was received and no significant damage was found. Whew!!!

**Drainage:** A few homes did have some water intrusions to varying degrees as a result of the storm. Further drainage mitigation measures will be sought and considered as we continue to address drainage concerns.

**Roadway Sealcoating:** The sealcoat project on the south side of the community in July went very smoothly. We greatly appreciate everyone's cooperation in that area. Thank you also to Alan Sneider and Curt Olson for their help in making this a smooth and successful project.

**Green Grass:** Sure, we have had some help from Mother Nature, but grass that is as predominantly green as ours is going into August is unusual. Three factors combine to give us the reasonably consistent green grass are: 1) adequate supplies of irrigation water; 2) a great job maintaining the irrigation system by our crew; and 3) the job our service providers do. Great job to all!

The crew has been monitoring what unfortunately may be another dreaded main irrigation line leak. We will continue to monitor and if repair is

required we will determine the most optimal timing.

**Everyone's Help Is Needed: We have two items to suggest increased awareness of in our community!**

**Drive Carefully:** There continues to be numerous walkers, bike riders, etc. on the roads and drive areas of the community. With families visiting relatives and kids still out of school, please drive slow and be very aware and cautious so that an unfortunate accident can be avoided.

**Neighborhood Watch:** We have the signs posted and in the past we have had community service people tell us we (our collective community members) are our best resource to minimize theft vandalism etc. If you have been monitoring the "Next Door" you know that Adriel Hills and surrounding communities have had an increased frequency of vehicle break-ins, etc. We also know of at least one what appears to be an attempt at a vehicle theft. If you hear or see anything unusual day or night you are encouraged to take note accordingly and contact the sheriff (non-emergency number 970-416-1985 this number is on the first page of your directory), contact neighbors and if during office hours contact the office.

Did someone already mention Labor Day, seems like last week was Memorial Day.  
~Ralph

## AUGUST BLURBS/REMINDERS

**Meeting w/County & City Regarding Area Development:** As you are aware, the Board of Directors arranged for a meet and greet with city and county officials regarding the development surrounding Adriel Hills, particularly the Turnberry

extension and Mountain Vista/Turnberry intersection. The goal was to establish a working relationship so that going forward Adriel Hills can be a participating stakeholder in future plans and development. We gave them a tour of our beautiful serene community so that they can visualize and experience what Adriel Hills is about. We also gave them information about Adriel Hills.

They thanked us and appreciated our willingness to be a helpful cooperative participant and welcomed our continued involvement.

We will keep you informed regarding how this progresses.

Please check City of Fort Collins website for future meetings regarding development. We understand there is an August 15<sup>th</sup> meeting regarding the Montava project. Adriel Hills' community members are encouraged to attend these types of meetings to understand area developments and possible community impacts. Thank you.

~Laurie Sneider

**Office Closure:** Administrative office will be closed July 29<sup>th</sup> through August 5<sup>th</sup>. Office will reopen August 6<sup>th</sup>.

Both Administrative and Maintenance offices will be closed Monday, September 2<sup>nd</sup> for Labor Day.

**Amenity Use Reminder per AH Rules and Regulations:** "Amenity Access"

The prox cards (*See Clubhouse Access*) are also utilized for amenity use authorization cards. Prox cards are to be visibly displayed at all times by those utilizing the Adriel Hills amenities. Adriel Hills residents and

employees are encouraged to approach and inquire of anyone using the amenities but not displaying a resident or guest prox card.

The resident prox card authorizes residents with as many as four (4) guests to use the amenities. More than four (4) guests will require the temporary approval from the Manager or Board of Directors. **Only Adriel Hills residents may use the resident prox cards; they are not to be given out to guests or friends. Residents must have specific knowledge of guest amenity use.**

**I-Danas** (*gold colored bandana with Adriel Hills' logo*) are to be visibly displayed at all times by resident or guests of residents utilizing the Adriel Hills golf course or tennis courts. Residents must have specific knowledge of guest amenity use. One I-Dana is issued per Unit and are available at the Association office. There is a fee for obtaining a replacement I-Dana (*See Adriel Hills' Schedule of Fees*).

Colored guest prox cards will be issued to residents upon request and payment of the required deposit. Guest prox cards are to be used by resident's guest(s) when the resident is unable to accompany the guest to any of the amenities within the community. The resident must have specific knowledge that their guest(s) are using the amenities. Guest prox cards will be activated for a specific date range only, up to a maximum of fourteen (14) days, or longer by Manager or board member approval. The resident may retain the inactive prox card after their guests leave, however it will not be active after the expiration date and the resident must contact the office to reactivate the card for another specific date range when it is to be used for guests again in the future.

At a minimum, one person per group of up to four (4) unaccompanied guests must be in possession of a labeled guest prox card. At least one user in the group must be eighteen (18) years of age or older. Each Unit may have no more than two (2) guest prox cards issued. Unauthorized persons using the amenities will be asked to leave the property, and if necessary, the county sheriff may be notified. Unauthorized use or misuse of prox cards or amenities may result in the loss of card and/or amenity privileges. **IT IS NOT THE INTENTION [THAT] NON-RESIDENTS WHETHER FAMILY OR GUESTS, HAVE UNLIMITED OR CARTE BLANC USE OF AMENITIES.**

**BBQ Grills per AH Rules and Regulations:** "Open-Flame Grills, Cooking Devices"

Propane, natural gas fueled and electric outdoor grills/devices will be allowed and must be located five (5) feet or more from a homeowner's habitable structure. Charcoal, wood-fueled outdoor grills or other devices and deep fat fryers are not permitted. (*Insurance Requirement*)

**AS THIS IS AN INSURANCE REQUIREMENT, UNAUTHORIZED DEVICES MUST NOT BE PRESENT FOR UPCOMING INSURANCE RENEWAL PROPERTY SURVEY.**

**Helpful Neighbor:** Homeowner Mark Kenning has offered to install grab bars in people's homes if needed. Believe me, I know from experience it would be done Right. If you have this need or would like to contact Mark, contact the office for further information.

**AUGUST 2019 ADRIEL HILLS CALENDAR****Administrative and Management Office Hours**

Administrative Office Hours	M-F 8:30-12:00	Clubhouse
Management Office Hours	M-F 8:00- 4:00 Approximately 11:30-12:30	Clubhouse Lower Floor Closed for Lunch
Adriel Hills' Admin. Office Closed	July 29 through August 5th	
Adriel Hills' Offices Closed	Monday, September 2 <sup>nd</sup>	

**HAPPY LABOR DAY WEEKEND!****Community Activities/Events**

Water Aerobics	M T W Th F 8:00 a.m.	Clubhouse
Book Club	4 <sup>th</sup> Mon. of each Month at 12:15	Clubhouse
Wine, Unwind & No Whining	Tuesday	4:00-6:00
At Clubhouse or BBQ Area Depending on Weather		
Travel Night	Every month, 2nd Tues. 6:30p.m.-8:00p.m.	Clubhouse
Germanic Europe - Germany, Switzerland, and Austria Tuesday, Aug 13 <sup>th</sup>		
Tennis	MWF 7:30 a.m. (depending on temperature) Tennis Courts	

**Upcoming Events**

Adriel Hills' Annual Garage Sale	August 17 <sup>th</sup>	Flyers were distributed 7/24/19
Fall Soup Supper	October 6 <sup>th</sup>	Flyers will be distributed
Holiday Party	<b><u>NEED VOLUNTEER TO CHAIR!!</u></b>	

**Maintenance Projects**

Building Repairs/Re-Painting	Buildings 28 & 29 to resume as soon as possible
Building Painting to Follow	

**Board of Directors' Meeting**

Board of Directors Meeting	Tuesday, August 20 <sup>th</sup> 6:00 p.m.	Clubhouse
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