

## OCTOBER NEWSLETTER

### MANAGER'S REVIEW

With the many unusual and continuing challenges occurring near and far, we are fortunate it is relatively quiet in our little gem of a community.

**Amenities:** The closing of the outdoor pool went well and made easier with a new cover. The old cover (approximately 15 years old) had shrunk over time and was difficult to secure. The new cover which had to be custom made and fairly costly was acquired as part of the Reserve Plan. Typically, most outdoor pools close for the season the day after Labor Day; tradition at Adriel Hills is outdoor pool closure the last week of September. This timing this year was again right on, as a day or two after closing the temperatures and weather turned suddenly very Fall-ish.

The library, golf course and tennis/pickleball courts continue to be a frequented outlet or diversion for many and in top condition. I continue to find it interesting how popular of an amenity the library is and seems to have always been. And yes, it is in top condition thanks to the continued efforts of Sara Fry and Sharon Simon. Besides their diligent opening and closing as scheduled; regular sanitizing was done consistently even with the addition of puzzles and impeccable organization of the books they recently obtained. As well as their efforts above they hit up the board to purchase another bookcase. Thanks to

Sara and Sharon, I know their efforts are appreciated by many. Be assured, the Board of Directors continue to receive input and suggestions regarding amenity status and use from residents. This input continues to be considered closely by the board and weighed with the most recent county requirements and safety of residents in mind.

**Grounds:** The grounds continue to be in top condition thanks to the efforts of our crew and Lawn Pro. Fall cleanup will be ongoing and gutter cleaning scheduled prior to Thanksgiving. Our crew will winterize (blow out) the irrigation system, etc. the week of October 19<sup>th</sup>. As a reminder, the large trailer compressor will be parked on Adriel Dr. adjacent to the golf course creating one lane traffic for a day or two. Please slow down and be cautious when driving through this area.

Also, regarding irrigation, our well #1 (one of three) recently quit working. Danny who continues to be a more and more effective trouble shooter and repair guy determined it was the pump versus electrical related. Fortunately, it is a slower time of year for our well service provider who was here very promptly; he pulled and reset a new well pump. Well, there is good news again, also fairly costly well pump replacement. It is part of this year's Reserve Plan and will be funded accordingly. The other good news, this well pump lasted ten (10) years as of last

spring which is at least a few years beyond its life expectancy.

**Disconnect Your Hoses:** As a reminder, please remember to disconnect your garden hose prior to freezing temperatures and any other winterizing measures you need to take for your home, vehicles, etc.

**Heat Tape:** It is not too late to sign up for an estimate for the installation of heat tape at your home. If the front door area to your home has very little winter sunshine and occasional sidewalk and gutter icing issues, you are encouraged to consider the installation of heat tape to minimize this issue. Please call the office if you would like more information.

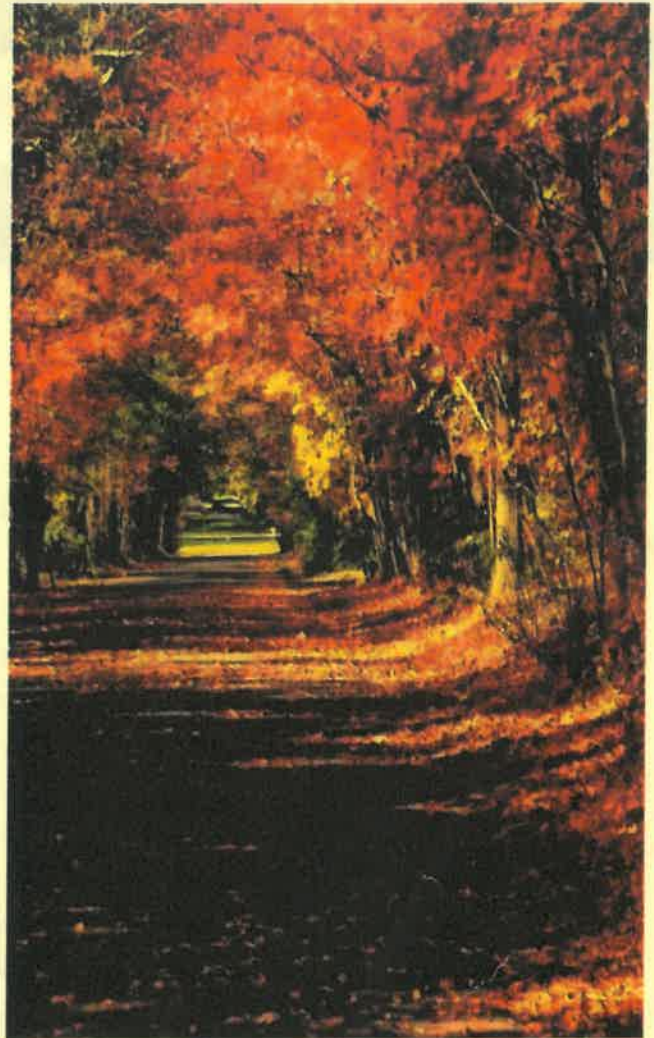
**Snow Plowing:** We know it's coming and other than the need for moisture, the snow can wait, but we will be plowing the roadways and drive and parking areas at some point.

This is your first reminder; **yield to the snow plow at all times!** The plow operator has somewhat limited visibility and stops/starts/turns plus backups frequently. Please give the plow wide berth and never approach! This is of course, for the safety of all and to minimize the possibility of a mishap.

**Staff:** Good things cannot last forever. After approximately 2 ½ years, Shane Haga will be moving on to another opportunity. The community greatly appreciates the job he has done! We wish him and his soon to be wife, the very best! They will be married this upcoming New Year's Eve; CONGRATULATIONS! The community and crew will miss you!

Thank You Very Much & Enjoy a LONG FALL!

Ralph



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**Your Community Needs You!** We have three (3) vacancies on Adriel Hills Board of Directors this year. If you want to become more involved in Adriel Hills community, please take time to consider filling one of these vacancies. Contact the office to obtain a short questionnaire/application; complete and return to the office no later than October 19<sup>th</sup>.

**New Residents for Directory:** Pages 4-10 are an alphabetical list and by street name list of either new residents in 2020 or new to the community directory list. Also included, is an updated service provider referral list.



**Units for Rent:**

1416 Adriel Drive

3 bdrms & 2 ½ bath

Main floor laundry

Please call 970-493-9177 or 970-218-9605

1544 Adriel Court 3 bdrms & 2 ½

Main floor laundry

1 car garage

Please call 970-380-1891

IF YOU HAVE A UNIT THAT YOU WANT TO  
SELL OR RENT OR OTHER ITEMS, AND  
WOULD LIKE TO ADVERTISE IN ADRIEL  
HILLS NEWSLETTER, PLEASE EMAIL THE  
OFFICE WHAT YOU WOULD LIKE  
ADVERTISED; [adrielhills@gmail.com](mailto:adrielhills@gmail.com)



HAPPY  
HALLOWEEN!



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# Additions for 2019 Community Directory

*\*(NR) Non-Resident Homeowner\**

## ALPHABETICAL LIST

	Street	Address	Phone
Benjamin, Ayellana	Adriel Dr.	1623	970-515-8992
Bishop, Mark	Adriel Dr.	1408	970-266-0135
Crookston, Randy	Elim Ct.	1817	970-556-2816
Damasky, Ryan/Harris, Ana	Kedron Cir.	1841	224-237-5658 R.
Damasky/Harris	Kedron Cir.	1841	720-665-3478 A.
Greenwood, Rose M.	Kedron Ct.	1901	970-556-2569
Griffin, John & Mary	Adriel Dr.	1921	303-717-3140
Griffin	Adriel Dr.	1921	303-945-6317
Kress, Alan & Kadie	Adriel Ct.	1560	210-685-0630
Mandke, Rhishikesh/Oak, Mayura	Adriel Dr.	1384	701-219-4386
Mitchell, Davin & Kristina	Adriel Ct.	1905	480-720-8210
Newman, Elizabeth	Kedron Ct.	1944	970-590-6848
Olivia, Brian & Mary	Adriel Dr.	2049	970-581-9354
Parker, Steve & Claudia	Elim Ct.	1817	970-218-1601

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	Street	Address	Phone
Ray, Nick	Adriel Dr.	1390	970-342-3240
Sasser, Kent & Susan	Adreil Way	1611	505-412-5971
Shin, Gugjin & Hitomi (G)	Adriel Ct.	1924	214-770-3106
Shin, H	Adriel Ct.	1924	970-498-5132 H.
Solt, Sam & Kathleen	S. V. C.	2041	970-310-4737 S.
Solt	S. V. C.	2041	970-231-5122 K.
Studer, Philip & Tami	Elim Ct.	1813	970-215-9564
Tooley, Judy	Adriel Dr.	1386	970-402-7351
Tyvand, Dale	Adriel Dr.	1424	206-683-0424
Wells, Chris/Pratt, Miranda	Elim Ct.	1737	478-361-2691 C.
Wells/Pratt	Elim Ct.	1737	478-951-2704 M.
Wright, Lance & Dee Dee	Kedron Cir.	1849	970-430-9026 L.
Wright	Kedron Cir.	1849	970-776-6672 D.



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Wright	Kedron Cir.	1849	970-776-6672 D.

# ADRIEL HILLS CONDOMINIUM ASSOCIATION SERVICE PROVIDERS REFERRAL LIST

Contractor Type	Name	Company Name	Phone No.
Appliance Repair		Quick Appliance	(970) 493-3236
Bee Problems	Dave Primer	Independent	(970) 568-3533
Carpentry/Remodel	Jake Brown	Brown Dog Enterprises	(970) 215-5113
Carpentry/Remodel	Kyle Cloud	Cloud Industries	(970) 308-4981
Carpet Cleaner	Randie Bell	Carpet Master	(970) 282-8450
Clogged Drains	Reilly or Joel	Drain Doctors	(970) 282-9596
Computer	Tim Washburn	Integrity Technologies	(970) 999-6031
Computer	Randal Crookston*	Independent	(970) 556-2816
Electrical	John Cleaver	Cleaver Electric Co.	(970) 224-5646
Fencing, Pergolas & Decks	Matt Illum	Illum Quality Construction	(970) 566-6035
Fire Places/Gas Lines	Jeff Reynolds	Fyre Pro	(970) 227-1889
Garage Door	Jeanne Maughan *	Jeanne's Garage Doors	(970) 420-5530
Garage Door/Opener		1 Clear Choice	(970) 222-0091
Gardening	Keri Kelly	Colorful Spaces	(970) 217-5488
Gardening	Sue Glasscock *	Morning Glory Gardening	(970) 402-5495
General Resid. Contractor	Steve Parker *	Steve Parker Contractor	(970) 581-1666
Glass & Screen Repair	Jim & Marilyn	A Clear Cut Glass Company	(970) 416-0752



# ADRIEL HILLS CONDOMINIUM ASSOCIATION SERVICE PROVIDERS REFERRAL LIST

Contractor Type	Name	Company Name	Phone No.
Golf Cart Service		D & E Golf Cart Service	(970 ) 493-2235
Handy Man/Remodel	Tracy Nickle	Nickle Contracting LLC	(970) 302-9236
Heating & A/C	Brandon Strong	Strong Heating & Cooling	(970) 219-7572
Interior/Exterior Remod.	Adam Jaspers	HWG Contractors	(970) 231-8632
Landscaping	Chris Rohlf	Rohlf's Landscaping & Construction	(970) 213-3178
Locksmith	Residential & Vehicle	Lock Safe Systems	(970) 484-4375
Painting	Nathan Fronezak	Many Colors Painting, Inc.	(970) 988-1571
Pest Control		Northern Colo. Pest & Wildlife Control	(970) 330-3929
Plumbing		Aggie Plumbing	(970) 226-9979
Plumbing	Bob Griffy	Bob Griffy Plumbing	(970) 430-4022
Plumbing & Water Heater	Dave Dockstater	DWH Plumbing Services	(970) 420-7721
Plumbing & Water Heater		Kahar Plumbing & Heating, Inc.	(970) 461-2412
Radon Mitigation	Debbie Lockard	B Wise	(970) 420-9470
Radon/Mold Testing	Richard Kaplan	Breathe Clean Colorado	(970) 493-1499
Realtor	Jeff Davidson	The Group	(970) 377-6013
Realtor	Scott Sutherland	Remax Advanced, Inc.	(970) 221-5995
Rental Management	Don Dunn	Dunn Reality	(970) 377-3500
Restoration Cleanup	Gregg Bell	Action Property Service	(970) 402-7980

## ADRIEL HILLS CONDOMINIUM ASSOCIATION SERVICE PROVIDERS REFERRAL LIST

Contractor Type	Name	Company Name	Phone No.
Snow Removal	Dave Sneider	Dave's Lawn Mowing Service (driveways & decks)	(970) 568-7051
Snow Removal	Mike Weaver	Dave's Lawn Mowing Service	(970) 443-6050
Snow Removal	James	Down for Whatever	(970) 231-9577
Tile Work	Matt McHugh	McHugh Tile & Stone	(970) 797-6791
Window Replacement	Dale Bonertz	Infinity Home Improvement	(970) 218-1576
Window Washing, Dryer Vent Cleaning & Chimney Sweeping	Annette & Patrick	Capri Services	(970) 221-4417
Window Well Covers		Window Well Covers of Colorado	(970) 217-7687

**\* *Adriel Hills Resident***

**Disclaimer:** The above contractors have been utilized by Adriel Hills Association and homeowners with satisfactory results; therefore, we have compiled this list for the convenience of our homeowners. Homeowners are strongly encouraged to do their own research on these and other contractors, including but not limited to obtaining work references prior to contracting with them for the services they provide or the fees they charge. Mention you are an Adriel Hills' resident.

## **OCTOBER 2020 ADRIEL HILLS CALENDAR**

### **Administrative and Management Office Hours**

Administrative Office                      Open by Appointment Only

Administrative Office Hours            M-F 8:30 a.m. – 12:00 p.m.

Management Office Hours            M-F 8:00 a.m. - 4:00 p.m.

Lunch approximately 11:30 a.m. – 12:30 p.m.

### **Community Activities/Events**

Indoor Pool                                Open Wednesday-Sunday 8:00 a.m. – 8:00 p.m. (up to eight {8} people maximum)

Closed Monday and Tuesday

Tennis                                        M W F 7:30 a.m. or 8:00 p.m. depending on weather @ Tennis Courts

Pickle Ball                                Tues., Thurs. & Saturday 8:00 a.m. @ Tennis Courts (Men)

Pickle Ball                                Tuesday & Thursday 9:00 am @ Tennis Courts (women)

Library                                      Tuesday & Thursday 9:30 am to 4:00 pm

All community activities inside the clubhouse have been cancelled until further notice.

### **Maintenance Projects**

**DISTANCING MUST BE PRACTICED FOR SAFETY SAKE; STAY AWAY FROM WORK IN PROGRESS!**

Maintenance Projects

Exterior Building Re-Paints Continue

October 19<sup>th</sup>                                Irrigation System Blow Out/Winterization

### **Board of Directors' Meeting**

Board Meeting                            Tuesday, October 20<sup>th</sup> Via ZOOM Please contact the office  
970-484-3098 or Diane Kenning by email [diane.kenning@gmail.com](mailto:diane.kenning@gmail.com), for  
instructions to join the meeting.

*This information is intended for the benefit and education of our community members.*



Board  
of  
Directors



# Adriel Hills Needs YOU!

The Annual Meeting of the Adriel Hills Condominium Association will be held Tuesday, December 8, 2020 at 7:00 p.m. The annual meeting package, with further instructions, will be distributed to pigeon holes and/or emailed between November 8<sup>th</sup> and November 25<sup>th</sup>. The annual meeting includes the election of members of the Board of Directors. This year, there are three (3) positions to be filled.

**Have you thought about investing a few hours a month to ensure our beautiful community is well managed and maintained for the years ahead?**

- Board meetings are typically held the third Tuesday, 6 pm at the clubhouse or via telecommunication.
- You must be an owner/co-owner of a unit in Adriel Hills.
- All professional and volunteer backgrounds are needed.
- Serving on the Board is interesting, rewarding and fun!

**Please contact the office for questionnaire/application.**  
Deadline for submission of your application to run for the Board is  
**Monday, October 19, 2020.**

## ADRIEL HILLS NEEDS YOU!

Please feel free to contact a member of the Board or Nominations Committee with questions.

### **Board of Directors**

President, Mitch Greeno; Vice President, Laurie Sneider; Treasurer, Diane Kenning; Secretary, Ski Cismoski; Director Ken Baldwin; Director Jim Fry and Director Sam Solt

### **Nominations Committee**

Board Vice President; Laurie Sneider & Board Director; Jim Fry,  
Homeowners Merl Bachman & Analene Carlisle  
Office Phone: (970) 484-3098 Email: adrielhills@gmail.com

**Submit your completed application to the clubhouse office.**  
**The DEADLINE is Monday, October 19, 2020**  
**THANK YOU!**