

NEWSLETTER

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Manager's Review February 2019

Hot Tub: Hot news flash; if all has gone well by the time you read this, the new hot tub should be in place and operating. The new tub has more water jets and more comfortable seating than the old tub. In addition, the new tub has a different sanitation method that should enhance user comfort. Also tub access is safer and easier. Hot tubs have come a long way in over 20 years.

We had originally indicated that there would be intermittent pool closures during the hot tub replacement project. Part of the hot tub project included re-surfacing the concrete pad that the hot tub sits on. An upcoming reserve expense was for re-surfacing the indoor pool deck area. The re-surfacing contractor offered very favorable pricing to do both areas at one time; thus the extended full closure of the indoor pool/hot tub area.

The crew worked hard doing the demolition and preparation of the area to facilitate this project, save money and have a well detailed end-result. We will also be learning the maintenance routine required for the new hot tub. As always we appreciate your patience with inconveniences this project may have caused and know you will enjoy the upgraded amenity.

Water Aerobics: Notice to all members; men and women, we have a very qualified water aerobics instructor

among us. If you have an interest in an ongoing structured water aerobics class in the Adriel Hills' pool, please contact the office by February 15th. You may leave a voicemail regarding your interest if we are not available to answer.

Re-Roofing: Representatives of Premier Roofing will continue to be in the community off and on as re-roofing plans are finalized. Prior to the beginning of the actual re-roofing project a pre-construction meeting will be held for all members that will be extremely important for all to attend. The meeting is anticipated to occur late February early March. Notice will be forthcoming.

Re-Roofing Deductible Assessment: We have heard numerous positive stories from members whose insurance has responded favorably to offset or cover members' deductible assessment. Although not due until March 25th, approximately 1/3 of the total insurance deductible has been received from members. If you are in need of additional information or assistance obtaining your insurance coverage please contact the office. We are glad to help!

Administrative: Bonita has been diligently collecting and confirming information for the 2019 Adriel Hills' community directory. The editing and production of the directory is an extensive annual project Bonita has taken on for the last two years versus

having the directory done out-of-house saving several hundred dollars. Bonita handles this task and the results as you see are extremely professional. Bonita enjoys the challenge of this project, the end result and the cost savings to her office budget. Of course, it is now onto the fun stuff for her and me; i.e. current Fiscal Year and upcoming Fiscal Year budgets, etc.

Having acknowledged the great job Bonita has done on the directory, we want to remind you to refer to the back pages of the directory where there is a list of service providers. These are companies or individuals with a track record of providing professional services and standing behind their work. You may have your long-time favorites that also do a good job but for a more costly or complicated job, you may want a second opinion. Danny and I are also willing to provide input and discuss concerns with you to help assure you get what you pay for.

Crew: Particularly over the holidays and as more of you get to know our crew; Shane, Robert and Danny, the more we hear how great of a team we have. They continue to accomplish projects indoors and outdoors as conditions permit. Projects include taming overgrown landscape bed areas, landscaping around the new tennis courts and grading work in front of many of the patio homes. I am very pleased that these projects (some on the list for a while) are being completed. In addition, **please respect the personal time of our staff members unless it is a true emergency.**

Well onto upcoming fiscal year planning.

~Ralph

FEBRUARY BLURBS/REMINDERS

Adriel Hills' 2019 Community

Directory: Bonita has created the 2019 Adriel Hills Community Directory again this year; she designed the cover, revised/updated printed and assembled.

A big thank you to Shane and Robert in helping with the assembly! Doing this project in-house generates a savings of several hundred dollars per year. Front pages include office hours, Sheriff's office number and the 2019 Board of Directors with their phone numbers. The next page is a list of "Adriel Hills' Important Dates". All annual Adriel Hills' community events have not yet been determined. Please look for details in future newsletters. Event flyers will be distributed to pigeon holes and posted at each mail area. The middle of the directory includes a list of residents, their address and phone number. **New this year is a list by street name. Also both lists include some of our non-resident homeowners.** The back of the directory is a "Service Providers Referral List," a compiled list of service providers for your convenience that Adriel Hills and/or residents have utilized with satisfactory results. Directories were distributed to pigeon holes the last week of January. If for some reason you did not receive one, please come by the office to pick up a copy.

AED (Automatic External

Defibrillator): A few years ago the Adriel Hills Board of Directors purchased an AED. This life saving unit is located in the lower floor mail area of the clubhouse. The unit is portable; the intent is if needed in an emergency at your home or on the golf course, etc. it would be accessible and possibly quicker than an emergency service arrival.

Bird/Animal Feeding: As a reminder residents are strongly discouraged from feeding birds and animals. Often this is motivated by the desire to attract birds. The birds are their own problem but inevitably attract bigger critters i.e. squirrels, raccoons and foxes. This is a significant problem for safety and property damage.

For several years the association has funded humane animal control i.e. live trapping and relocating of squirrels and raccoons. The purpose is to keep in check the population of these critters as they can very quickly reach an excessive level.

With residents feeding/attracting critters, the association is throwing good money after bad to mitigate the problem. The problem, what problem? We repair numerous areas of raccoon roof damage each year and we prefer to not have the new roofs damaged. Homeowners have destroyed patio furniture particularly stuffing torn out of seat cushions, etc. Woodpeckers do extensive damage to the exterior of our buildings.

All residents are requested to refrain from any and all types of bird or animal feeding. Non-resident owners please promptly pass this request on to your tenant or guest.

Contact the office if you have questions regarding this matter.



WHAT WAS AFFORDABLE LIVING

I recently had a huge wake-up call which I thought I would share. I have a friend in Denver who lives in a Mobile Home Park named Holiday Hills Village which is a 55+ retirement community. It is a beautiful park with 775 homes that is unlike most other mobile home parks. The homes stand on a little larger lots than most parks. Their website reads: "With a plethora of community organized activities, a spacious clubhouse, and a huge game room, staying engaged with your neighbors will never be a problem. Nice billiard facilities, and a whirlpool-spa-hot tub, and amply stocked library also offer you the perfect way to unwind." They also offer curb to curb snow removal. Lot rent there is \$820 or \$845 depending on the location in the park.

My friend thought about moving to Fort Collins, so I did a little digging around here. There is a mobile home park on Harmony and Taft named Timber Ridge. Their website reads: "The community is meticulously maintained, and offers an impressive amenity package. Stop by and greet your neighbors at one of our two community centers. Take a dip and choose between our two beautiful swimming pools. Have a ball with the kids at our on-site playgrounds or organize a friendly match at our basketball courts." Lot rent there is \$600/month.

Sunflower, the modular home community on I-25 has \$750/month lot rent and \$138.48 HOA fees. Their ad reads, "Enjoy a safe community with fun activities for about the same monthly cost as a home elsewhere in Fort Collins. Land Lease includes use of community amenities and a nice clubhouse.

There is a small mobile home park at 2211 W. Mulberry. There is/was a home for sale there for \$63,000 and the lot rent is \$715/month. Ad read, "This lot rent includes trash, basic cable, street snow removal, landscape maintenance, clubhouse, pool, and garden plot."

I could go on and on, but since there is a mobile park that we all ride past frequently, I will mention that one also. Collins Are Park on Timberline & Vine has a \$474/month lot rent which includes pool, playground, free outdoor water, snow removal, and trash. I couldn't get much information as they really don't have much of a website, but they have 328 lots. It is a family community.

I don't know about you, but I thought mobile home living was affordable. I was wrong.

Sandy Brooks

FEBRUARY 2019 ADRIEL HILLS CALENDAR

Office Hours

Community Weekly/Monthly/Annual Activities

Community Projects

Administrative and Management Office Hours

Administrative Office Hours	M-F	8:30-12:00	Clubhouse
Management Office Hours	M-F	8:00- 4:00	Clubhouse Lower Floor
	Approximately 11:30-12:30	Closed for Lunch	

Community Activities/Events

Water Aerobics	M T W Th F 8:00 a.m.	Clubhouse
Book Club	4 th Mon. of each Month at 12:15	Clubhouse
Wine, Unwind & No Whining	Tuesday	4:00-6:00
	<i>(Clubhouse or BBQ Area Depending on Weather)</i>	

Maintenance Projects

Premier Roofing Representatives in & out of Community Possibly Utilizing Drones

Spot Tree Pruning Throughout Community for Roof Clearance Prior to Re-Roofing

Staff & Contractors will be Evaluating for Upcoming Construction Projects,

i.e. Building Repair & Paint and Concrete Work

Above projects/schedules subject to change due to weather and other unforeseen circumstances.

Committee and Board of Directors Meetings

Board of Directors Meeting	Tuesday, February 19 th 6:00 p.m.	Clubhouse
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This information is intended for the benefit and education of our community members.