

# NEWSLETTER

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## MANAGER'S REVIEW

March, 2019

Spring Projects: Not that we have really had much of a winter yet. We and some of our service providers are getting a jump on projects. These are some of the last projects for the current fiscal year ending April 30, 2019. This includes landscaping on Kedron, building repairs on Building 41, and of course re-roofing. See maintenance projects list on the Newsletter calendar.

Re-roofing: Extremely important information will be conveyed at the March 12 Special Member/Resident Meeting to be held at 6:00 PM at the Budweiser Brewery Biergarten, 2351 Busch Drive.

The informative presentation by our roofing contractor, Premier Roofing, will prepare you to prepare your home and what to expect and approximate timing the roofing will occur at your home.

**REMINDER: ALL RESIDENTS** are encouraged to attend. Owners please encourage the occupant of your home to attend this meeting.

Fiscal Year: While all of this is underway or soon to be, the Board of Directors, committees and management are working on the upcoming fiscal year budget which begins May 1, 2019. The budget will be provided to members in April for review and comment prior to adoption by the Board of Directors.

Crew: Danny has had the crew, Robert and Shane, on the run straight through. They have recently serviced/repared each piece of equipment from chain saw to tractor to prepare for the upcoming project season. The crew has also been completing various projects from pruning on the golf course to small landscape projects throughout the community.

Robert, Shane and Danny also recently attended an irrigation system repair class.

Administrative: Bonita continues to stay busy though a few big projects such as the Annual Meeting, community directory, Management Committee package, etc. are behind her. Now she will be preparing current fiscal year-end and new fiscal year projects which includes working closely with management, committees, and Adriel Hills' Board

of Directors. Bonita will also be preparing for the Special Member/Residents Meeting, very similar to the annual meeting preparation. She has been communicating with non-resident homeowners, encouraging them to come to this meeting; however, as several non-resident homeowners are unable to make the meeting she is keeping them in the loop with email/mail communications.

### **Bird/Animal Feeding:**

We appreciate your understanding of and response to our request regarding minimizing attracting birds and animals. This will most likely be addressed further in the future with guidelines added to our Rules and Regulations.

Dogs: It seems with a recent positive mention by Danny of people picking up after their dogs we have all-of-a-sudden slipped some. If you are a dog owner, it is essential you pick up promptly and regularly after your dog. If you are a resident with or without a dog, you are encouraged to remind someone if they overlooked their responsibility for picking up after their dog whether or not they are a resident. If you know who they are, please notify the office with specifics so we may send a violation notice.

**Parking:** We currently have several vehicles in the community that do not have current license plates, registration and/or Adriel Hills parking sticker. To avoid fines and possible towing, please immediately bring your vehicles into compliance with Adriel Hills' Rules and Regulations regarding vehicles and parking.

Clubhouse Reminder: All residents are reminded the clubhouse hours/access is 8:00 AM to 10:00 PM seven days a week. The clubhouse access system is timed/programmed accordingly.

See you at the Special Member/Resident meeting, March 12<sup>th</sup> at 6:00 PM.

~Ralph

### **MARCH BLURBS/REMINDERS**

**Transfer of Residents:** A reminder for all homeowners who rent their unit: tenants must register at the Adriel Hills' office. Registration consists of completing Resident Record Form from both the resident(s) and homeowner, pet registration, parking stickers and golf I-dana. Also, all non-owner residents must pay \$25.00 for a Clubhouse access card. Upon leaving Adriel Hills, if they return the card in good working condition, the \$25.00 will be refunded. PLEASE REMEMBER: **"Prox**

**cards may not be transferred under any circumstances.** Per Rules and Regulations (page 8) Clubhouse Access.

Also, a \$200.00 transfer fee will be assessed for any change in residency. This pays for the administrative orientation of new residents and deleting past residents which consists of updating several lists in the administrative system, name tags on pigeon holes, mail boxes, &c. To be aware of community projects it is important for residents to check their pigeon holes every day as they check on their mail. If residents do not register at the office, they may not know the purpose for pigeon holes or even what pigeon holes are.

Please remember: this is all part of our great community here at Adriel Hills. The more you know about where you live the better you live.

**Insurance Deductible Assessment:**

Thank you to the many homeowners for your prompt payment of the insurance deductible assessment.

The due date for this assessment is March 25, 2019. The assessment is subject to late fees and Adriel Hills' collection policy (see p. 12, Rules and Regulations). Please contact the office if you have questions.







# 2019 Adriel Hills Events & Activities

First, please accept my heartfelt thanks for **your** volunteer efforts, attendance and participation at our fun community events in recent years. I've served as Community Activities Coordinator since mid-2016 and I continue to serve as one of your elected reps on the Adriel Hills Board of Directors. Volunteering with so many of you has truly been rewarding.

This year, we need a new Coordinator (or Co-Coordinators) of Community Activities **overall**. Plus, we need a Chair (or Co-Chairs) for each individual event. These include the following:

- March, St Patrick's Day party
- **June 22<sup>nd</sup> Golf Tournament**      **2019 Co-Chairs: Dave Peel & Doug Gillespie**
- June Golf Tournament Picnic
- May or August Garage Sale
- **October 6<sup>th</sup> Fall Soup Supper**      **2019 Co-Chairs: Betsy Towle & Sharon Siman**
- December Holiday Party

**Active/Ongoing:** Tennis/Pickleball (*new courts open this spring!*), Welcome Committee, Book Club, Group Swimming, Library upkeep (thank you Sharon Siman and Sara Fry), Wine & Unwind (casual social gathering) 4 pm Tuesdays at the Clubhouse. **Occasional:** Dining Out at local restaurants, Food Trucks coming to Adriel Hills.

**And you might like to organize something new!**

**Details:** Most events listed above require payment in advance, submitted to the Property Management office. And all events require publicity through the newsletter and/or separate flyers inserted into Pigeon Holes. Expenses incurred are submitted with receipts to receive reimbursement. (*You must turn-in receipts for accurate accounting.*)



I have a master notebook prepared with details about each of these events you can follow as a guide!

Volunteer leaders are needed to ensure continuation of our fun community activities.

**Please contact me TODAY with questions and/or to volunteer. Thank you!**

Deborah Kohler  
Phone: (970) 797-2868 or Email: [deb@scribblemountain.com](mailto:deb@scribblemountain.com)

## MARCH 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	Clubhouse Lower Floor
		Approximately 11:30-12:30	<b>Closed for Lunch</b>

### 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	
	<i>(Clubhouse or BBQ Area Depending on Weather)</i>		

### Maintenance Projects

North Side Kedron Ct. Landscaping	Approximate start date Thursday, February 28 <sup>th</sup>
Building 41 Exterior Building Repairs	Approximate start date Thursday, February 28 <sup>th</sup>
Re-Roofing Beginning on South Side	Monday, March 19 <sup>th</sup>
Staff and Contractors Evaluating for Upcoming Construction Projects	
Roads Community Wide Crack Fill Schedule	TBD

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

## **\*\*Special Meeting of Members\*\***

### Budweiser Brewery Biertgarten

Special Member/Resident Meeting	<b>MARK YOUR CALENDAR!</b>	6:00 P.M. Tuesday, March 12 <sup>th</sup>
Vote Regarding Board of Directors from 9 members to 7 & Re-Roofing Preparation Information		

***YOUR ATTENDANCE IS STRONGLY ENCOURAGED!!!***

### Committee and Board of Directors Meetings

Board of Directors Meeting	Tuesday, March 19 <sup>h</sup> 6:00 p.m.	Clubhouse
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*This information is intended for the benefit and education of our community members.*



## ***Women Aged 60 – 80+: You're Invited to a Program Where You'll:***

- ❖ Meet More Friends
- ❖ Enjoy New Activities
- ❖ Boost Spiritual & Financial Health

**Do you want to increase your level of economic or social satisfaction? Have your plans for a better life not worked out as hoped? Would you be open to new skills and ideas to *Become more of your best possible self*?**

If this sounds like you, you could be one of 40 women who will participate in **Aging Women Evolving (AWE)**, a program customized to bring renewed excitement and possibilities to this stage of your life, connecting you to new women in meaningful ways, reviving your spirit of contribution, and growing yourself to a more satisfying being. Beginning with a 2-day retreat\*, you will:

- **Pinpoint areas in your life where you may have need and would like to develop.**
- **Be inspired by women speakers who have reinvented themselves.**
- **Participate in small discussion groups exploring your unique interests and talents, as well as solutions to social and economic desires.**

*\*May 10<sup>th</sup> from 2:30-7 and Sat. May 11<sup>th</sup>, from 10-2:30, in Fort Collins*

From there, over the next 4 sessions (June 26, July 25, Aug. 22, Sept 25, all 3 – 7), we'll all work together to help you achieve better life balance, increase meaning, and create additional connections. Included, additional workshops and social opportunities.

**Want to learn more?** Please Visit our website at [www.womenofaction2018.com](http://www.womenofaction2018.com) or call Cheryl Beckett at 970.218.0737. Cost for the full program is \$150. Don't delay; space is limited.