

# NEWSLETTER

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## Manager's Review

May 2019

In addition to the re-roofing project marching onward at a brisk pace, numerous other early season projects are completed, underway or soon to begin.

**Re-Roofing:** The positive comments are 20-1 over concerns expressed regarding the re-roofing project. Many of the positive comments include a mention of Chris the project coordinator. Chris has been consistently responsive to questions and concerns by residents and Management. I do not believe it is too early in the re-roofing project to pat the BOD on the back regarding the selection of our roofing contractor.

Residents are reminded to take an alternate route to and from your home if available to avoid active roofing area. Minimizing your coming and going while re-roofing is underway at your home or building will help expedite completion.

**Golf Course:** With the much appreciated help of the Fort Collins Country Club golf course crew and the Adriel Hills' crew aeration and some enhancements have and are taking place on the golf course. This includes regrading and now reseeding low spots, enlarging tees, slit seeding and rolling the greens. Per Shane's plan, which he could better explain but is too busy to stop to do so, significant overall improvements will be realized this season on the golf course.

**Irrigation:** Danny and the crew recently charged the irrigation main lines and performed service work on the irrigation pump. They are currently in the process of charging, auditing, repairing and adjusting irrigation throughout the community.

**Re-Seeding:** As we know in Colorado you do not plant before Mother's Day. Being right on the line for planting once irrigation is on the crew will be over seeding last year's drainage improvement areas and other disturbed or sparse turf areas. Three times a day irrigation is required to germinate and establish newly seeded areas. Irrigation will be scheduled accordingly. Weed treatment in the bed areas will be done by Lawn Pro in the next couple weeks to address the spring weed flush.

**Tennis Courts:** Evergreen Tennis recently came and pressure washed our new tennis court surface. They are looking for a week of good weather to complete the surfacing of the courts and other final details. The project is of course subject to weather but with a little luck we should be playing tennis late May or early June.

**Hot Tub:** The old saying continues to be true, "if you build it they will come". The new hot tub has seen quite a bit of use. A new access stair has been built for the hot tub. The hot tub supplier has always indicated the suggested method of access is to sit on the edge of the tub and swing your legs over into the tub. The new access stair and platform should make this method of entry even easier. Enjoy the hot

tub and please remember glass of any type is prohibited.

**Pool Opening:** As is tradition weather permitting the pool will be closed Thursday, May 23<sup>rd</sup> (the Thursday prior to Memorial Day) to open the outdoor pool as of Friday morning May 24<sup>th</sup> for Memorial Day weekend.

**Theft of Services:** Yes, there is such a thing. Someone unauthorized is dumping in our dumpsters. We have had a rash of this recently. Someone who does not belong here pulls up with a vehicle and starts unloading trash (in some cases a large volume) into our dumpsters. If you see this occurring please get a description of the vehicle (make, model, license plate number, etc.) and if during staff hours call the office. Better yet call the Larimer County Sheriff with this information. Larimer County Sheriff's non-emergency number is (970) 416-1985. The unauthorized dumping has cost our community money. Your help is appreciated.

**Going to the Grocery Store:** Speaking of money most of you must be going to the grocery store. My wife will not let me; she keeps me sheltered from the prices. I anticipate your realization of the rising cost of things these days is why it was of little surprise the monthly dues increased. We very frankly had one question asked regarding the budget prior to adoption. Be assured the Board of Directors and Management do not take the increased expenses, budget or dues increase lightly.

**Wild Animals are Wild:** A homeowner recently reported a not-so-healthy looking fox on the far side of the canal. You may

also recall a serious incident with a skunk last summer. Bottom line: do not approach, entice by feeding or turn your back on the wild animals. If warranted immediately call Larimer Humane Society (970) 226-3647.

Memorial Day falls in May: Remember those that lost their lives for our freedom.

Thanks,  
Ralph

## 2019 April Blurbs

**Dues Increase:** Reminder effective May 1, 2019 the monthly Association and Reserve Fund Fees will be \$390.00/month. All assessments are due and payable on the first day of each month and past due after the 25<sup>th</sup> of each month. Any assessment not paid by the 25<sup>th</sup> will be subject to a \$50.00 late fee.

Homeowners who paid May's fees in advance not anticipating the increase, please remit \$10 for May and all other months that were paid in advance.

Homeowners who are signed up for Adriel Hill's Electronic Funds Transfer (EFT) do not need to do anything, the administrative office will revise the fee amount.

**Open-Flame Grills, Cooking Devices:** Spring is here and summer is around the corner, which is a great time for cooking outside. Please remember included in the Rules and Regulations page 30 per insurance requirements; "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/

devices and deep fat fryers are not permitted."

**Outdoor Pool Opening:** Again weather permitting the indoor pool will be closed Thursday, May 23<sup>rd</sup>. If all goes as planned and it is not snowing for Memorial Day weekend (which would never happen in Colorado), the indoor/outdoor pool will open Friday, May 24<sup>th</sup>.

**Landscape Request:** Please do not forget to water recently planted trees and shrubs. Their root systems are not sufficiently developed to be resistant to draught conditions.

★ **Vandalism:** Although we are somewhat insulated from vandalism-type incidents, it is the time of year the possibility may increase. With the start of summer and end of school year your vigilance is important. If you hear or see something particularly at night that does not sound or seem right there is a good chance it is not.

Please see the front page of your directory for the Larimer County Sheriff's phone number. You could possibly save us a real mess and expense if vandalism is interrupted. Not to mention how great it would be to catch them!

**Approaching Staff Members in the Field:** In the interest of efficiency and maintenance production, residents are requested to contact the office with questions, concerns and needs versus flagging down a crew member. If you are calling during non-office hours or we are not available, please leave a voicemail. Voicemails are checked daily and your call will be returned as soon as possible. Again I emphasize **do not flag down staff**

**members on the roadside or otherwise unless it is a true emergency!**

### **Adriel Hills Armchair Travel Night**

TUESDAY, MAY 14th  
6:30 PM to 8:30 PM  
Adriel Hills Clubhouse  
DESTINATION TOPIC - TBD

Watch Mail Bulletin Boards for a post with further details.

~Kate Engel



EVERY DAY  
ALL DAY

**MAY 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	Closed for Lunch
Offices Closed	Monday, May 27 <sup>th</sup> Memorial Day		

**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

**Upcoming Events**

28 <sup>th</sup> Annual Golf Tournament/Picnic	Saturday, June 22 <sup>nd</sup>	8:30-11:00	Look for Flyer
	Saturday, June 29 <sup>th</sup>	Rain Date	

**NEED VOLUNTEERS FOR OTHER EVENTS TO OCCUR!****Maintenance Projects**

Roofing Continues	Zones 11-15
Deck Repairs/Re-Staining	Beginning in May
Building Repairs/Re-Painting	Beginning in May
<i>Homeowners/residents where work is to occur will be notified.</i>	
Pool Closed	Thursday, May 23 <sup>rd</sup>
Indoor/Outdoor Pool Open	Friday, May 24 <sup>th</sup> ( <i>weather permitting</i> )

**Committee and Board of Directors Meetings**

Board of Directors Meeting	Tuesday, May 21 <sup>st</sup>	6:00 p.m.	Clubhouse
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