

# NEWSLETTER

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## Manager's Review

September 2019

With temperatures beginning to cool we are possibly going into what can be the nicest time of year. Some moisture would be welcome but of course not too much at one time.

**Irrigation:** Danny and Robert had a great plan and a very successful 6" mainline repair mission. Although the map seemed to indicate a straight run of pipe in the leak area it turned out to be a T in the 6" line. Needless to say this complicates repairs considerably. Of course there is always the present irrigation wiring to work around also. With the help of Scott Bentgrass – excavator extraordinaire, the repair was completed and irrigation restored in approximately 24 hours.

Having the mainline repair completed turns out was just the beginning. It's been a month of non-stop irrigation issues many attributed to tree roots pinching off and/or splitting the irrigation lines. Danny and Robert repaired two such leaks in an area on Kedron recently, turned around and there was a third leak due to roots in the same area. Working in, under, around and between roots, many bigger than your arm, makes it a slow going process. Considering how to minimize damage to major roots is a big part of the job. The guys turn their attention to auditing and adjusting irrigation zone by zone when active leaks are not priority. An army of irrigation techs would be helpful but Robert and Danny are a formidable two man team.

We recently received word that there will be two runs of ditch water in September which often ends the end of August.

While irrigation issues abound, the crew has had very little time for other work that is not of a high-priority nature. We anticipate as the summer season winds down, the guys can get back to the many wait-listed landscape projects, etc.

**Building Repairs and Painting:** We anticipate building repairs to resume soon on buildings 28 and 29 and exterior repaints to begin later this month. Unfortunately; due to the building repair delay and associated cost increase other buildings may not be repaired until spring.

**Insurance:** The annual insurance premium invoice has recently been distributed with a due date extended to over 45 days versus the usual 30 days. The extended payment time was determined by the Board of Directors as the premium is more substantial than in recent past. In addition to the great news that State Farm is writing the bulk of our insurance, the premium is down over 20% from last year. Even though we can breathe a little easier now, insuring our community in the traditional manner is tenuous year to year. Charlie has formed a committee of community members to investigate possible long term alternatives to the association's insurance program.

Please study the letter that accompanied your insurance invoice closely and contact your insurance agent to advise you on your unit's coverage needs and how they

relate to the association's insurance program.

**Water Pressure:** This applies primarily to the patio homes on the south side of the community. During the past 12 to 18 months several homeowners have reported low water pressure in their homes. If you are experiencing low water pressure it may be due to the pressure relief valve (PRV) that is part of the incoming water supply line to your individual home. If now or in the future you have a pressure concern throughout your home, contact Elco Water District at 970-493-2044 and they will be glad to assist you. If your PRV requires replacement, this is the individual unit owner's expense.

**Parking Stickers:** The Board of Directors recently asked that we remind all residents to comply with the required Adriel Hills' vehicle parking sticker regulation. All vehicles regularly parked at Adriel Hills are required to display the parking sticker. If you do not have a sticker in your vehicle currently, please contact the office soon to obtain a sticker. Resident record forms will also be reviewed to confirm all residents and their vehicles are listed.

Management will begin posting Rules & Regulations' violation notice on vehicles without stickers in the near future so please obtain stickers now and verify resident record information with the office. Thank you for your prompt attention to this matter.

Enjoy the typically very nice late summer of Colorful Colorado!

~Ralph

## SEPTEMBER BLURBS & REMINDERS

**Office Closure:** Adriel Hills' offices will be closed Monday, September 2<sup>nd</sup> for Labor Day.

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

**Fall Soup Supper:** Mark your calendars for Adriel Hills' Annual Soup Supper which will be held on October 6<sup>th</sup>. Those of you who like to cook can begin thinking about a favorite soup recipe and EVERYONE can plan to come and enjoy! If you would like to help with this event, call Betsy Towle (973-670-9058) or Sharon Siman (218-744-2566).

Watch for details in the flyer that will be distributed soon.

**Annual Insurance Assessment:** Your annual insurance assessment invoice was distributed Monday, August 26<sup>th</sup> to your pigeon hole. For non-resident homeowners, their assessment was emailed and/or mailed. Due to high insurance premium the Board of Directors approved payment in full due date of October 15<sup>th</sup>. Full payment not received by October 15<sup>th</sup> will be subject to a \$50.00 late fee.

You can drop off your payment at Bonita's office or in one of the four drop boxes (2 outside mail huts, clubhouse drop box by pigeon holes and mail slot in Bonita's office door). You may also mail payment. All insurance assessment checks are to be made payable to Adriel Hills Condominium Association (AHCA). Please remember insurance assessments are not automatically deducted from your bank as your dues may be.

**Insurance assessment payments must be in the form of a personal check, bank check or money order.**

## GARAGE SALE A SUCCESS

Thanks to everyone who held and/or shopped at the Annual Adriel Hills Garage Sale on Saturday, August 17th. Although windy in the afternoon, the weather was especially great in the morning. A resident commented that our advertisement in the *Coloradoan* newspaper, NextDoor.com and about a dozen Facebook marketplace groups really drew a crowd. There was bumper-to-bumper traffic starting promptly at 8 am. I hope you made some money, spent some money ... or maybe both! And most important, I hope you cleaned out the garage, closets and shelves.

If you'd like to chair or co-chair this event in year 2020, please contact me or Bonita at the Clubhouse office. I've prepared a written summary you can follow.

Deborah Kohler

Phone: (970) 797-2868 or Email:

[deb@scribblemountain.com](mailto:deb@scribblemountain.com) <mailto:[deb@scribblemountain.com](mailto:deb@scribblemountain.com)>

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## Clubhouse Decorations Team Needed

Tuesday, December 3rd

Each year, the Adriel Hills Clubhouse is decorated by volunteers. Last year, the person in charge moved out of state. Volunteers pitched in last minute and got it done. Volunteers are needed once again. The staff will bring all the boxes of decorations upstairs to the library in advance of the decorating team member's arrival. The date tentatively scheduled for

decorating is Tuesday, December 3rd (after Thanksgiving weekend). Have fun decorating, then join Wine and Unwind for conversation, drinks and relaxing! Doesn't that sound like fun?

Please contact Deborah Kohler if you're able to help decorate on Tuesday, December 3rd.

Phone: (970) 797-2868 or

Email: [deb@scribblemountain.com](mailto:deb@scribblemountain.com) <mailto:[deb@scribblemountain.com](mailto:deb@scribblemountain.com)>

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## Holiday Party Needs You!

Do you enjoy the Annual Adriel Hills Holiday Party each December? We still need chair/co-chairs for this year's event. Everyone is asked to bring an appetizer or desert. Set up and purchasing the liquor and drinks on the day of the event, plus preparing a flyer (Bonita in the office can help if you're not overly computer savvy), and arranging music or entertainment in advance are the primary responsibilities. Enjoy planning and prepping with your neighbors and friends. The tentative dates reserved are Sunday, December 15th or Sunday, December 22nd. You can choose.

Contact Deborah Kohler if you are interested. Adriel Hills needs you this holiday season!

Phone: (970) 797-2868 or

Email: [deb@scribblemountain.com](mailto:deb@scribblemountain.com)

**SEPTEMBER 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' Offices Closed	Monday, September 2 <sup>nd</sup>	
Annual Insurance Assessment	Due Tuesday, October 15th	

**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. "African Safari" TRIP OF A LIFETIME!!	Clubhouse
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Tennis	MWF 7:30 a.m. (depending on temperature)	Tennis Courts
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**Upcoming Events**

Fall Soup Supper	October 6 <sup>th</sup>	Flyers will be distributed
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Holiday Party **NEED VOLUNTEERS TO CHAIR OR THERE WILL NOT BE AN ADRIEL HILLS' HOLIDAY PARTY THIS YEAR!!**

**Maintenance Projects**

Pool Closed	Thursday, September 26 <sup>th</sup>
Reopen Indoor Pool	Friday, September 27th
Building Repairs/Re-Painting	Buildings 28 & 29 deck repairs
Building Painting	Buildings 13, 27, 28, 29 & 40

## **Board of Directors' Meeting**

Board of Directors Meeting

Tuesday, September 17th 6:00 p.m.

Clubhouse

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

