

NEWSLETTER

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Manager's Review October 2019

Water Pressure: I would like to start with a follow up to last month's information about the south patio homes regarding water pressure. We mentioned only concerns regarding low water pressure. The concern can also apply to high water pressure which may also be a sign of failure of your home's pressure reducing valve (PRV). If you are experiencing multiple or reoccurring toilets running or faucets dripping, your PRV may need replacing. For this you would contact ELCO Water District 970-493-2044. You may also contact the office for further details.

Building Repairs: We continue to await approval by the Larimer County Building Department for completion of the building 29 deck project. The approval is also for decks on building 28. With the season to complete these projects growing short, we have determined to proceed with other repairs to the buildings with exterior re-paint to follow. Decks will be done after painting with touch-up done as needed. Notices to residents will be provided.

Dumpster Enclosures: Repairs and re-painting of four dumpster enclosures are currently underway. In addition, we anticipate replacing dumpster enclosures number 6 and 10 which should begin early October. Trash and recycle containers will typically be placed near the existing enclosure for your use and servicing. For your safety please keep a

reasonable distance from the enclosures being repaired or replaced.

Recycling: We have just been advised by Waste Management that the recycle pick up days will change back to Tuesday and Friday from Tuesday and Thursday. Container service continues to be Tuesday and Friday.

Fall Tree Work: The association spends a considerable amount of money on tree maintenance each year, yet there is always more tree work that could be done. Planning the work and best allocation of resources is a challenge. We continue to have the very close and consistent support of Davey Tree Service. With the retirement of Gery Whiteman last year after 40 years of service, we have a new account representative, Natalie McNeill, who is the long-time District Manager for Davey Tree Service.

Miscellaneous or spot tree work, i.e. removal of a few dead or declining trees and some possible hazard limb removal will occur throughout the community where needed. This includes removal of a few dead aspen in the common areas and on the golf course. The area of concentration this fall will be Kedron Court and Heber Drive south past the Adriel Court hill with focus on the numerous large ash trees in these areas. The majority of locust trees and other species in this area are in relatively good condition and are not a priority at this time. The tree work

scheduled to occur the week of November 4th conditions permitting.

Prior to Davey's work, if staff time permits, we will be doing tree lifting throughout the community and piling the slash on the road sides for Davey to chip and dispose of while they are here.

EAB Emerald Ash Borer: As you probably heard, the emerald Ash Borer was recently found outside of the original quarantine area. This is of course bad news but no surprise. The good news for the moment is the finding was south or east of the quarantine area versus north or towards Fort Collins. The Board of Directors has had a plan for EAB treatment for our approximately eighty (80) ash trees and Reserve Funding in place for several years.

EAB preventative treatment occurs in the spring, Natalie is advising at this time we see what develops over the next several months to determine if treatment should occur this spring or not.

Golf Course: I cannot count the huge number of positive comments received regarding the condition of the golf course as a "hole," and particularly the greens. Yes, it has taken a tremendous amount of effort by the crew to achieve this but just like the trees the condition of the course is a benefit to all. Many non-golfers have commented how great the course looks and makes such an impression to all those living in and visiting the community.

As I say the crew has done a great job, but Shane Haga (Turf Management Grad) has applied his knowledge and ability and applied the right products and processes at

the right time to achieve the magnificent course condition.

Irrigation Blow Out: Our irrigation system blow out is scheduled for Monday, October 21st. The huge trailer mounted compressor will be blocking one lane of Adriel Drive alongside the golf course. Please slow down, give ample room when passing the compressor and patience for oncoming traffic due to one lane. If all goes well it should only be the one day.

Landscaping: The crew has also been busy regrading and top seeding various problem grade and turf areas. Spring and fall are the optimal times to begin to establish grass from seed.

The crew will also be resuming landscape projects with a large number of small and medium landscape projects wait listed, many for quite some time. The crew will accomplish as many of these projects while keeping up on the day to day needs from now through spring as conditions permit.

Please let us know if you have questions regarding this information projects etc.

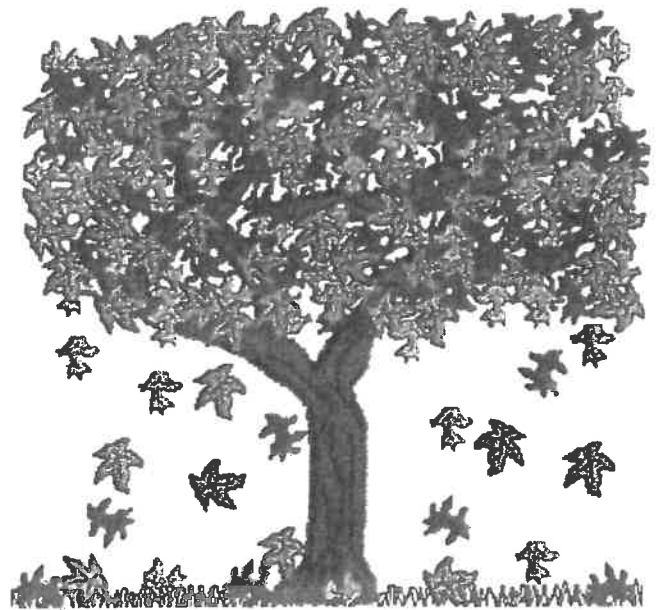
Thanks,
Ralph

Cool Season Suggestion: Most likely many of you already took measures to minimize unwanted visitors i.e. mice in your home. With cooler weather setting in this is a good time of year to place some mouse bait. Of course, if you choose to do so, follow the label directions. At our home I place 2-4 "D-Con" bait stations in various corners or nooks and crannies in our garage. I also place one or two in the laundry room

behind or next to the refrigerator and a couple in the basement and/or furnace area. This has typically proven very effective in minimizing mice in your home.

Hose Disconnect Reminder: Remember to disconnect your garden hose from the faucet; freezing temperatures will be here soon. Per Adriel Hills Rules and Regulations page 16, "Hose Bib (Exterior Faucet)", "Unit owners are responsible for disconnecting outside hoses and winterizing hose bibs prior to cold weather. Failure to do so can result in frozen pipes and water damage. The unit owner is responsible for the expense of repairs and resulting damages."

Volunteers Needed: The Adriel Hills clubhouse needs a few elves to decorate; tentatively planned for December 3rd, and a few more elves to volunteer to chair the Adriel Hills Annual Holiday Party. Please contact the off to sign up. 970-484-3098



HAPPY FALL,
OCTOBER AND
HALLOWEEN!!!

OCTOBER 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
Administrative Office Closed	Friday November 1 st & Monday November 4 th		

Annual Insurance Assessment Due Tuesday, October 15th**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
At Clubhouse or BBQ Area Depending on Weather		
Tennis	MWF 7:30 a.m. (depending on temperature)	Tennis Courts
Fall Soup Supper	October 6 th	Flyers recently distributed

Maintenance Projects

Exterior Building Repairs Continues	Buildings 28 & 29
Exterior Painting	Buildings 28 & 29
Exterior Repairs & Painting Tentative	Building 38
Dumpster Enclosure Repairs and Painting Various Locations	
Dumpster Enclosure Replacement on Dumpster # 6 & 10	
Annual Tree Work Week of November 4 th	

Board of Directors' Meeting

Board of Directors Meeting	Tuesday, October 15 th 6:00 p.m.	Clubhouse
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This information is intended for the benefit and education of our community members.