

AUGUST NEWSLETTER

A Huge Thank You: You saw in the July newsletter; the newsletter editor, Bill Tremblay, of over five years tendered his resignation. The residents of our community, Bonita and I greatly appreciate the wonderful job done by Bill. I know his style commentary and the "get to know your neighbor" of many of our residents were enjoyed and appreciated by all. The following is an excerpt from Bills' resignation.

"As Ralph would say, *"That said; there's a position as editor now open"*. I've always thought of it as a fun project. The editor gets to create the layout, put the contents (including visuals) in an order. I've also enjoyed interviewing many of you for articles about your backgrounds and present circumstances. I always hoped they would deepen our appreciation of the people who live a couple of houses over. The editor can also be something of a reporter, but the main thing is to be of service to the group of us living in this pleasant place together. The idea of Adriel Hills originally is to make a community of members giving their knowledge and experience to mutually enhance their lives. The editor of the newsletter gets to act in pursuit of the ideal. Bill Tremblay"

We have always had great editors and they have apparently enjoyed the editor job as they have typically filled it for several years.

The newsletter is done once a month with the exception of December. A consideration I would like to share, possibly a couple or a couple community friends would like to team up as co-editors. This could further enhance the newsletter and/or provide for sharing the responsibility or backing each other up if out of town, etc. Just a thought.

Contact the office if you have questions or are interested in this opportunity. It can be your blank canvas and a lot of fun.

Transition to Paperless: The newsletter attachment last month regarding transition to paperless will not happen overnight and is not for everyone. Approximately 2/3 of the current residents and non-resident owners have responded to confirm their desire for paperless correspondence and their email address. We will be inputting this information this month and establishing various email groups i.e. by building number, geographical area, etc. etc. for the purpose of providing information. Our target is to have some of this in place in September.

Insurance Renewal: The association Property and Liability insurance renewal with State Farm Insurance is bound as well as the several other policies related to our comprehensive insurance coverages. Our insurance program is very comprehensive and you/we can have considerable confidence in our program. In a huge part, due to the years including this year that homeowner Charlie Doggett has been hands on regarding our insurance requirements and renewals. Charlie has over 60 years in all types of insurance and risk management. Charlie also continues to maintain more insurance designations than we have room to list and for that matter more than many active agents today. A huge thanks to Charlie for his years of participation in our extensive insurance program.

We also have two very knowledgeable and proactive agents that write our policies; Louie Kitchen with State Farm 970-484-3600 and Donna Birleffi with Renaissance Insurance 970-674-8825. Either one would be glad to help you with your insurance questions and needs.

As of this writing, we are pleased that in working closely with State Farm, they have agreed to hold the line on our premium versus the originally proposed 2%-2.5% premium increase. With State Farm holding the line on the premium it saves between \$13 to \$17 average per homeowner. In the current insurance climate, we are hearing of premium increases as high as 9% for some types of policies. We are extremely fortunate to have no increase in our State Farm Property and Liability policy and actually some premium savings in our other policies.

Your invoice for the Adriel Hills master insurance premiums will be provided to you in the next ten days or so. **Please remember you must make this payment directly to Adriel Hills as it is not**

automatically withdrawn as your monthly dues may be. The payment is made to Adriel Hills Condominium Association (AHCA).

A letter will accompany your invoice and encourage you to discuss your HO-6 individual homeowner policy with **your** agent and other coverages you may want to consider. Again, talk this over **with your insurance agent** and share the letter with them. Contact the Adriel Hills office if you have questions regarding your insurance assessment or our insurance program.

Amenities: The Board of Directors again reviewed the current COVID-19 driven rules regarding amenity use particularly the pool. With the increased COVID-19 concern, the board is not changing or relaxing the current rules. The board also supports all state and county mandates regarding amenities etc. and will adhere to and encourage residents to comply as well. Very frankly, we are fortunate our pool is open. Most public and for profit (i.e. water parks, etc.) are not, have not and will not open this season. Our understanding is that many HOA pools are not open and if open have stricter rules in place than Adriel Hills. I have taken the liberty to include correspondence to the board from a homeowner with questions regarding the amenities which was reviewed and discussed at the July Board of Directors meeting.



NEXT PAGE

From: Adriel Hills Resident

Sent: Monday, July 20th

To: Adriel Hills

Subject: Board Meeting

Some things I would like clarification on:

- *What is the reason for not allowing guests at the pool? Is it an occupancy concern or is it someone coming into the community that may be sick?*
- *If it is occupancy, how has that been going? Several times when we have been there, it is not even close to the 25 limit. Can the issue of no guests be redressed?*
- *Why is the pool closed on Monday's and Tuesday's? If it is for cleaning, what all is involved?*
There may be reasons for why the library is limited and why the patio tables are not out but it has not really been conveyed to the homeowners as to what the specific reasons are. Could you please be more transparent about what exactly the decisions are based on.

Thanks for your time,

*From: Adriel Hills Property
Manager*

Sent: Tuesday, July 21st

To: Adriel Hills Resident

Subject: Response to Email

The Board of Directors has received your email and may have more to convey after the board meeting tonight. Here are a couple of quick answers:

- *The reason for no guests is as you said someone coming into the community that may be sick. Our obligation is first and foremost to our resident's safety. Some type of guest limitation i.e. relative only etc., would be difficult to manage and possibly discriminatory.*
- *The capacity limit has been going well; one busy weekend day I saw up to approximately 20 people.*
- *Yes, the two-day closure is due to cleaning. Our clubhouse cleaner is doing daily sanitation prior to opening but is not available seven (7) days per week.*
- *The board realizes many in our community are in a high-risk category. The limitations i.e. library and patio tables are reasonable measures to minimize exposure and curtail those that may not have subscribed to safety measures. These measures also minimize sanitation requirements.*

Thank You,

Ralph

Transparency: The term transparency is used fairly frequently in many circles and possibly even more so these days. By no means am I singling out the homeowner who used the term transparency in their questions to the board recently, it just opened

the door for me to comment. You know more "Ralphisms".

The Adriel Hills Board of Directors and Management have always strived to be transparent and to my knowledge all of the board and staff always have been and we would not have it any other way. In addition, state laws require it. All you have to do is ask in person, via email or on the phone, any and all subjects, as *there are no secrets*. Of course, state law also specifies the items that are not for public information and are required to be held confidentially.

I encourage you to ask me as I can probably answer your questions and/or give the background or refer you to the right source, being Adriel Hills Board of Directors, Bonita, etc. You may not agree or like the answer but you will get the information to the very best of our knowledge. If lack of transparency is perceived, it is likely due to things moving quickly and/or lack of time to communicate as frequently or thoroughly as we might all like. Again, just ask me.

One more note; homeowners are welcome to attend the monthly board meeting, which continues to be held the third Tuesday of the month at 6:00 p.m. now via Zoom (telecommunication platform). If you would like to join in, contact Bonita for participation information. Also, the annual meeting may be held via a telecommunication platform this year, more on that come fall.

Building Repairs and Painting: Kyle Cloud, Cloud Industries has taken on our exterior building repairs including repairs needed prior to re-paint. Many of you know Kyle as he and Jake did our repairs previously together for years and he has done projects for many of you. Without Kyle and Jake, who was a victim of other project or

commitment delays, we would be hard pressed to get someone else here on a timely basis.

Both contractors and service provider resources are very booked and schedules turned upside down due to COVID-19 i.e. supply availability, etc. We, our crew, has fallen victim of supply chain issues even just trying to obtain a particular irrigation sprinkler head. Danny pursued every source he could, determining the item was not available and delivery was at least six weeks out or longer.

Sealcoat: Thanks for your patience and cooperation during our sealcoating project. Sealcoating is one of our more invasive and inconvenient annual maintenance projects. Our thanks also to Merl Bachman and Alan Sneider for traffic control and valet service.

AED (Automatic External Defibrillator): Years ago, the Board of Directors determined to purchase an AED for safety and possible life saving of a member or guest. The unit was purchased and installed on the wall in the lower floor of the clubhouse mail area. Signs were posted accordingly. I am sure all remember this 😊. At this point, the certified life of the unit has expired and must be replaced. This is noteworthy more so as a reminder to all residents that the AED is available in the lower floor mail area at the clubhouse. When originally purchased, it was also acknowledged and encouraged that from 8 am to 10 pm 7 days a week and 365 days a year, residents could access the AED for an emergency at home. This is a reminder; the AED located in the lower floor mail area of the Adriel Hills clubhouse is available if a resident has an emergency requiring an AED at home, the unit is portable.

If there are errors in my grammar, it is due to no editor to keep me straight. Thanks again to Bill Tremblay and remember, call me w/questions versus the "T" word and wonder.

Thanks,

Ralph

UNITS FOR SALE OR FOR RENT

Units for Sale:

1912 Kedron Drive

3 bdrms, full bath, ¾ bath & ½ bath

2400 S.F.

Garage and carport w/doors

Please call: 478-361-2691

1929 Kedron Cir.

3 bdrms & 2 ½ baths

Garage and carport

Please call: 970-286-5390

*IF YOU HAVE A UNIT THAT
YOU WANT TO SELL OR RENT
AND WOULD LIKE TO ADVERTISE
IN ADRIEL HILLS NEWSLETTER,
PLEASE CONTACT THE OFFICE;
970-484-3098 OR BY EMAIL
adrielhills@gmail.com*

Units for Rent:

1416 Adriel Dr.

3 bdrms & 2 ½ bath

Main floor laundry

Garage

\$1,800/month

Please call: 970-493-9177 or 970-218-9605

1939 Kedron Dr.

3 bdrms & 3 baths

1808 S. F.

Once car garage

\$1,690/month

Please call: 970-260-2527

AUGUST 2020 ADRIEL HILLS CALENDAR

Administrative and Management Office Hours

Administrative Office	Open by Appointment Only
Administrative Office Hours	M-F 8:30 a.m. – 12:00 p.m.
Management Office Hours	M-F 8:00 a.m. - 4:00 p.m.
	Lunch approximately 11:30 a.m. – 12:30 p.m.
Administrative Office Closed	Monday, August 17 th – Friday, August 21 st
Both Offices Closed	Monday, September 7 th

Community Activities/Events

Pool	Open Wednesday-Sunday 8:00 a.m. – 8:00 p.m.
	Closed Monday and Tuesday

All community activities inside the clubhouse have been cancelled until further notice.

Maintenance Projects

DISTANCING MUST BE PRACTICED FOR SAFETY SAKE; STAY AWAY FROM WORK IN PROGRESS!

Building Repairs & Painting	Homeowners will be notified
--	-----------------------------

Board of Directors' Meeting

Board Meeting	Tuesday, August 18th	Via ZOOM
---------------	----------------------	----------

Please contact the office 970-484-3098, if you would like to join the meeting.

Golf course- August

It's hard to believe, but August is already here, which means just a few more great months of golf. The course continues to be in great shape with the fastest rolling greens I've seen in my time here. If you play golf at other courses around town you'll know how fortunate we are to have such high quality putting greens.

This month you can expect the second aeration of the year sometime in the second half of August. As that date is solidified we will post it on the sign at the speed bump. Considering the quality and health of the greens currently, I'd expect normal playing conditions to return within the second week after aeration. With all the virus concerns, we missed the annual tournament in June, but we hope to be able to put on a makeup Tournament in September or October before winter preparation begins.

Much of the success of the course this year can be attributed to the regular fertilization and disease-preventative spray applications we have been doing. As a reminder, the course is closed to all play on a Tuesday or Thursday morning every two weeks to complete the spray application. I understand this is an inconvenience to those of you who like to play in the mornings, however I have a small window in which to complete the tasks before the wind speed picks up too high. Once the flags have been replaced on the greens, the course is open to play. This month, expect course closures the weeks of the 4th and 18th—the dates will be posted at the speed bump sign as usual the week prior.

A few reminders: All golfers are responsible for repairing their ball marks on the greens. When fixed immediately, the mark recovers overnight, but left unrepaired the mark will take a week or more to recover. Numerous yellow dead spots have been accumulating because of unrepaired marks and that is a real detriment to the quality of the greens. If you are unsure how to make the repair, feel free to ask me and I will be happy to show you the easy process that only takes a few seconds to do. Additionally, for those of you who like to play in the mornings, we'd like to remind you that maintenance is done on the course every Monday, Wednesday and Friday and according to the rules and regulations of Adriel Hills, golfers are required to yield to the maintenance staff. Since we have such a small staff, our schedule is tight and we do not have the spare time to wait for play in order to complete the work. If you choose to play while maintenance is done, please only play unoccupied holes or be prepared to wait for the staff to finish their work on the hole before teeing off. Please also pay attention to where all staff members are working and where they will go next as well—we typically follow a consistent and predictable path around the course.

As always, thank you for helping keep our course great.

Until next time,

Shane Haga

Adriel Hills Greenskeeper



