

Elk Ridge HOA Spring 2020 Newsletter

It has been quite a while since we have sent out a newsletter. With the cancellation of this year's Annual Meeting, the Board of Directors felt this might be a good time to bring you up-to-date on some of the things going on with the HOA and the Board. Below are some of the things happening this Spring.

Cancellation of the August 2020 Annual Meeting – Due to continued concerns over the COVID-19 virus, we have decided to cancel this year's Annual August meeting and defer it to a safer Winter meeting to be held in either late December or early January. (Date to be announced later in the year). This would be within the recommended guidelines from Larimer County and the Town of Estes Park.

August 2020 Election – As most of you should know, there will be an election in August for three Board of Directors positions. The people currently holding these positions are: John Baney, President; Charlie DeJoseph, Secretary; and Paul Harball, Treasure. Bob Dickeson has sent out a call for nominations for these three slots and resumés are due to Bob by June 23rd. In addition, due to the cancellation of this year's August Annual Meeting, all ballots must be mailed or dropped in the local HOA drop box near our bulletin board, by the US mail box clusters, in lieu of turning anything in at the previously planned August meeting.

Board Zoom-Meeting Work Sessions (2) – The Board has held two Work Session Meetings, one on May 14th and one on June 6th via the Zoom App. Summaries of these meetings are (or soon will be) posted on our website.

Sidewalk Repair Surprise – As some of you have noticed, portions of our sidewalks are in need of repair. These are not the sidewalks which lead to some of the residences (these are the homeowner's responsibility), but the sidewalks which run beside the main streets of the HOA. The Town had previously informed us that the sidewalks along the street were the responsibility of the HOA and, as a result, we had prepared to spend this year over \$5,400 on these current repairs. John Baney took it upon himself to meet with the Town for an explanation as to why these sidewalks are our responsibility and not the responsibility of the Town. The Town agreed to meet with him and he took them on a tour of the HOA, pointing out the damage needing repair. Following the meeting, the Town stated that, in fact, the repairs were indeed the Town's responsibility and they would take care of them. The only problem is that due to budget cuts (COVID-19) they may not get to the repairs until either the Fall of 2020 or Spring of 2021. Keep your fingers crossed. Many thanks to John, who by this action, saved each homeowner \$132 and ensured that no large HOA expenses will be required for future sidewalk maintenance.

Fence Replacement Begins (with moves) – As discussed at the 2019 Winter Meeting (held January 4, 2020) we will be replacing the ageing split-rail fences in three phases over the next four years. The phases are prioritized based on beginning with fences in the poorest condition first. Phase 1, will begin this Spring (soon) and will include the fence along Brodie Ave. behind units 41-44 and along the east side of unit 19. When John Baney was meeting with the Town, regarding sidewalk repair, he brought up moving our fences closer to the wall along Brodie and planting grass. This would replace the natural vegetation which the Town put down in the gap between our fence and the wall. The Town said they liked the idea and we are currently waiting to get this in writing. This should give this very visible area a much nicer look.

Trailblazer Broadband – As most of you have seen, the main trunk lines have now been installed in and along Wapiti Circle. The orange fiber optic lines are being tied into green pedestals near each unit, in the front of the golf course and Brodie units and behind the middle row in the natural area. Due to construction

scheduling, it won't be until late this fall and into early 2021 that Trailblazer Broadband will be ready to tie into each of our units. You will be notified as more details become available. Please remember that you will have the option of tying into the new fiber optic network. It's is not mandatory.

Wapiti Circle Road Repair – Originally the Town of Estes Park reported to us that after the fiber optic cable was to be installed, they planned to do a complete chip seal of Wapiti Circle. When John contacted them about the timing, he was told that because of the cut backs in funding, Wapiti Circle will now only receive a crack sealing, which should only take a few hours and not require a full day of work on our road. Timing is currently scheduled sometime between 6/29 to 7/10. They asked us to limit our street parking as much as possible between those days. They do hope to be able to send out notices and place no parking signs before the work begins, but sometimes the road crew may get ahead of schedule and show up before signs are placed. Weather may also impact their schedule. A full and complete chip seal is planned for next year. Details will follow when we receive the information from the town.

Respectfully submitted,
Charlie DeJoseph
Secretary, Elk Ridge Homeowners' Association