

The 2022 Year in Review, Red Fox Hills HOA

By Helmuth Naumer, President RFH HOA, March 26, 2023



Thank you for another wonderful year of living in Red Fox Hills! Our community remains the best on the front range, and I am proud to be a resident. Julie, our son Helmuth, and I moved to RFH 25 years ago, buying our Bugle Ct. house on a weekend trip from Seattle. We were lucky to land in this community and raise our son here. You are a community of friendly and welcoming people, and it hasn't changed in the last quarter of a century.

As the Covid impact subsides, it is great to see everyone spending more time together, and it has allowed us to have more community events. We will continue this practice in 2023, and we hope everyone will attend and get to know your neighbors better. We are fortunate to have Jeff Kagan as our resident and Board Action Master. His relentless dedication to having fun has brought the community together and provided endless entertainment. Bravo!

We have made substantial improvements to our facilities in the past year. The pool is back in shape after a pesky 2021. The heater works well, and we have upgraded most of the pool's operational equipment. This year we plan to continue to fix the broken and unsightly areas, prune the tree and shrub growth, and add a tree to the fenced lot. We will continue investing your dues into our facilities and grounds as they are RFH's most significant asset (outside the community). If you see Bart Banks wandering around the neighborhood, please thank him for his hard work and initiative to get the facilities in shape – it would not happen without him.

The rest of the grounds are also in good shape after our snowy winter. We are lucky to have our RFH resident, Mark Bailhache, manage the rest of the facilities, including the grass, trees, and entry areas. We had to find a new lawn company this year, but we look forward to the tree buds and the transition from brown to green. Mark also took care of the snow removal around the pool area, which was a big job this year. Thank you, Mark, for your hard work supporting our community.

The pool will open shortly; our pool staff did an outstanding job last year, going beyond the call of duty many times. Calder and Bianca get two big thumbs up for their hard work. Their parents, Sam Iannetta, Anna Villachica, and Andy Taylor, are all board members, so they back up the pool staff, attend board meetings, and contribute to the management and duties of the HOA. Thanks to their and Bart's hard work, the pool will be opening on schedule this year, and they are critical to keeping it running effectively.

This year, we decided to change the Pool Staff selection process. Previously, the pool staff required their parents to participate on the board, meaning kids were chosen first, then parents were enlisted on the board. Since this process conflicts with the bylaws (the Board Members are elected), we have decided to reverse the process. Parents must first be on the RFH board for their kids to be selected as staff. Thus, if you think your kids would like to have the position, you must sign up to be a board member and then request that they be part of the selection process (the following year). We require the parents of the pool staff to be on the board because we have found they need representation at the meetings, and we need monthly board reporting on the pool's status. Since the pool is our primary HOA community area, these are critical positions. Spots for this coming year are filled and are two-year positions (unless a pool staff resigns earlier). If you are interested in the position details, please contact Sam Iannetta to understand the duties; for selection process details, please contact me, Helmuth.

Our finances are in good shape. We were able to make up for a lot of maintenance debt in the past year while at the same time maintaining a positive balance in the bank. Thanks to Tom Wallace for keeping us financially on track; we are lucky to have his expertise and efforts supporting the community. We do have some outstanding balances, some substantial. If you are not current on your dues/garbage payments, please catch up in the next month; requests will be going out shortly. Your dues keep our property up to date, the trees growing, the pool running, and the garbage collected. We are all invested in our community. We have decided not to increase dues this year.

Our community and HOA are generally laid-back. The Bylaws and Covenants (B&Cs) govern us and don't have many restrictions or guidelines. Those mentioned in the B&Cs, are not very specific, and frankly, RFH has historically left it up to property owners to police and manage their grounds. The bylaws require approval on all significant upgrades, specifically those affecting the community. The B&Cs have specific rules against a few things, e.g., RV/Trailers parked in sight on the property or the street for no more than seven days, removing abandoned cars, etc. We get complaints, mainly when structures are built that affect neighbors or unsightly items appear on the property or the road. I ask everyone to please review the bylaws/covenants (<https://www.redfoxhills.org/default.asp?id=52>), and please, **before you make any changes to your property that might affect your neighbors, talk to them first.** We will jump in when needed and possible, but neighbor-to-neighbor communication always comes first.

For 2023, we would like to continue our progress in upgrading our facilities. Last year's goal was to update our HOA documentation, including our covenants. The process is time-consuming and expensive, so we decided to wait until our finances were in order after the pool issues. Assuming the current Board remains in place, we would like to tackle the updates in the coming year. We want to enlist volunteers to help us, so if you are interested, please get in touch with me.

Board Elections: All current board members are up for election this year. The good news is that we have all agreed to throw our names in for another term. Even though we have a good set of board members, we can always use more help (up to 10), especially with the Architecture Committee (we have none) or taking roles that we currently double up on. So, if you are interested in becoming a board member, please contact me on or before April 2nd, 2023, and we will add you to the vote at the annual meeting. You don't have to be a board member to volunteer in the community. We hope to update our bylaws in the next year or two, and we can certainly use help in this process, as well as helping with the many community activities. If you want to initiate an activity, you are welcome to contact the HOA for assistance.

Also, I want to thank all those other volunteers who have helped with the HOA, events, and activities, especially Tricia Dessel, who produces the directory, and both Tricia and Erin Hofer-Shall, who are coordinating a community garage sale which will be on Saturday, April 22nd from 9:00 am-12:00 pm.

Our Annual HOA Meeting is on April 3rd, in the Bugle Ct Cul-de-sac by our house (6753). We plan to have a social event with food and drinks beforehand, then get down to the business of the upcoming year. I hope that everyone can attend. Food and Drinks start at 5:30 pm, and the meeting will begin at 6 pm.

We have monthly HOA Board meetings, and all residents are encouraged to attend. Minutes are always posted on the RFH website (thanks, Jeff). Please remember that all information on our community is on the website, so please visit and create an account if you have not already: www.redfoxhills.org. Please check the website for activities and events.

Thank you,

Helmuth Naumer

President of RFH HOA,
naumer@msn.com, 720-224-4175

The HOA Board and Staff of RFH:

HOA Board

- Helmuth Naumer, President
- Bart Banks, Vice-President and Facilities Manager
- Tom Wallace, Treasurer
- Jeff Kagan, Secretary, and Action Master
- Sam Iannetta – Pool Manager
- Anna Villachica/Andy Taylor – Pool Manager (split duties)

Staff

- Mark Bailhache, Landscape
- Blake Peterson, Bookkeeper
- Pool Staff 2022: Calder, Bianca
- Pool Staff 2023: Ivy, Juliana