



The 2024 Year in Review, Red Fox Hills HOA

By Helmuth Naumer, President RFH HOA, April 10, 2025

Welcome to 2025! Another excellent year in our wonderful community. Spring is here, the trees are budding, the grass is greening, and the days are long enough for after-dinner walks around the Twin Lakes. With all the road construction, Julie and I are most likely to stick around the community rather than taking our chances getting out of the neighborhood for a walk. Hopefully, the county will finish up soon, at least the passage back to Jay Road from Twin Lakes Road (scheduled for tomorrow, April 11). You can find updates at <https://bouldercolorado.gov/projects/63rd-ave-water-utilities-replacement>

Monday, April 17th, is our Annual Meeting: Our meeting will be in the western cul-de-sac of Bugle Ct (as usual outside our house, 6753 Bugle Ct). The meeting will go from **5:30 to 7 pm**, where the first 30 minutes will be spent eating and catching up with neighbors. Jeff Kagan, again, has arranged an Illegal Pete's Taco Bar. Please RSVP to Jeff (jeff@jeffandpaige.org) for food before the end of the day on Friday, April 11th (tomorrow). Thank you, Jeff, for the hard work and organization, not just for this event but for all the fun events, including our Block Party, Pool Party, and Halloween Extravaganza. Again, I thank mixer Pete Welsch for his incredible DJ skills at many of our events.

As I mentioned last year, our HOA focuses on three primary areas: our pool, grounds, and community. The pool and grounds are our primary assets and give us our aesthetics, a place to meet/play, and healthy green spaces to enjoy. We have one of the best-looking neighborhoods in Gunbarrel, primarily because of our staff and volunteers, but also because we maintain the street line to a high standard. Water continues to be one of our most significant expenses, and last year was particularly dry. With the increased cost of water, the additional water usage took a substantial toll on our finances last year. If needed, we plan to ramp down the watering a bit this year and hope for more rain. Thank you again, Mark Bailhache, for keeping everything beautifully maintained again this year.

Again, we invested in improving the pool area, fixing gates, and replacing the roof of the pool house. Justin Landrum took over as facilities manager last year, and between him, his wife Stephanie, and Bart Banks, the pool area is in good shape. Thanks again for making it all happen and for your continued commitment. We continue to have algae and mold issues, which we try to control with a chlorine wash. Last year was somewhat successful, but the pool will require replastering in the next few years, requiring substantial investment. We will try the chlorine wash again this year to see if we can keep it under control. We have increased our pool maintenance to 3 times a week, which increases costs, but hopefully, it will also help contain the algae.

Thank you to Juliana and Ivy, our pool staff last year. 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. With the pool team and Justin's help, we should have the pool open on schedule this year. Juliana will continue her duties this coming season, and Luna Page will join her as the second pool teen. As a reminder, if your teens are interested in the pool position, their parents must first be on the RFH board to select their kids as staff. 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.

Thank you to Lesley and Dany Page, who manage our Architecture approval process. A reminder that our current bylaws require approval on all significant property upgrades, specifically those affecting the community. The bylaws and covenants have specific rules against a few things, e.g., RV/Trailers parked in sight on the property/driveways for no more than seven days, removing abandoned cars, etc. Before making any changes to your property that might affect your neighbors, please **talk to them first**. We will jump in when needed and possible, but neighbor-to-neighbor communication always comes first. For HOA approval, please email your requests to architecture@redfoxhills.org.

RFH HOA is financially stable, and our emergency reserve is in place. Thanks to Tom Wallace for keeping us financially on track; we are lucky to have him support the community with his guidance and insight. Last year, our costs were higher with

the increase in pool maintenance and water usage/costs. With overall costs increasing, we will increase dues by \$50 to \$700/yr. Western Disposal garbage costs have also increased by 5%, thus you will see an increase in the garbage bill.

Again, this year, we have had some outstanding, substantial dues and garbage balances. If you are not current on your dues/garbage payments, please catch up in the next month. 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.

Outside of the crazy roadwork, we had a few out-of-neighborhood issues. You probably noticed that the hay bales were removed from the open space south of RFH. The lease owners said they would try to put the bales in another area moving forward. The battle with the county over road paving persists, unresolved.

Thanks to Jennifer McComb for completing the first set of updates on the Bylaws/Covenants. We will publish and take comments on the items shortly. Stay tuned, and thank you, Committee, for the hard work.

The Firewise Program, run by Mike Smith, continues to push for the field owners to mow their property and to make fire-smart recommendations on fencing and property. Thank you, Mike, for being persistent, and thank you, Nick Jancewicz, for your assistance, guidance, and information gathering. FYI, the county recommends removing any juniper tree (they are flammable) or keeping them 15 feet away from a house. New fire guidelines for fencing and yards include fire-retardant paint and noncombustible materials. Information can be found at <https://wildfirepartners.org/>

Thank you, Tricia Dessel, for managing and producing the RFH directory. If your information has changed, please fill out the annual form.

Justin/Stephanie Landrum joined the Board Last year. This year, Bart Banks, Anna Villachica, and Andy Taylor are stepping down. The rest of us have agreed to continue on the Board. **We are always looking for new members**, and you can participate in the community as a board member or non-board volunteer. Board members have voting privileges. If you are interested in joining the board, please get in touch with me before the Annual Meeting on Monday. We will hold board elections on Monday if we get more than the 10-member board limit (currently at seven). Thanks to all the RFH board members, staff, and volunteers. In addition, thank you to everyone in the community for participating in our events and for everything you do for Red Fox Hills.

We have monthly HOA Board meetings, and all residents are encouraged to attend. Minutes are always posted on the RFH website (thanks again, 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 done so: www.redfoxhills.org. Please check the website for activities and events.

Thank you,

Helmuth Naumer
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The HOA Board and Staff of RFH:

HOA Board	Staff
<ul style="list-style-type: none">• Helmuth Naumer, President• Bart Banks, Facilities Manager• Tom Wallace, Treasurer• Jeff Kagan, Secretary and Action Master• Lesley and Dany Page - Architecture• Mike Smith – Firewise Program• Justin and Stephanie Landrum – Facilities Manager• Sam Iannetta – Pool Manager• Anna Villachica/Andy Taylor – Pool Manager	<ul style="list-style-type: none">• Mark Bailhache, Landscape• Blake Peterson, Bookkeeper• Pool Staff 2023/2024: Ivy, Juliana• Pool Staff 2024/2025: Juliana, Luna <p>Volunteers</p> <ul style="list-style-type: none">• Tricia Dessel – Resident Directory• Jennifer McComb – Bylaws/Convent Update Lead• Bylaw Committee Members