



The 2025 Year in Review, Red Fox Hills HOA

By Helmuth Naumer, President RFH HOA, April 9, 2026

Welcome to 2026! First, I want to welcome all the new residents to Red Fox Hills. You picked a great neighborhood. We are a tight-knit community in one of the best places to live in the world. If you have not visited and registered on the Red Fox Hills website, please do so to stay up to date with the HOA and community (www.redfoxhills.org).

To all of our residents, thank you for your contributions and spirit. We had a wonderful 2025, and 2026 looks even better. With Sundance coming to Boulder, 2027 should be even more interesting: <https://festival.sundance.org/blogs/2027-sundance-film-festival>

I am happy to see that most of the road construction is finished (as far as we know). It has been a crazy year for detours coming into and out of Red Fox Hills. It does amaze me that the roads don't seem any better since they started the work – I guess they were only working on the plumbing. I love driving on 63rd to Valmont again...rounding the curves, passing over Boulder Creek, and dodging the geese to go to the Recycling Center, the Post Office, Liberty Puzzles, or Upslope. It was miserable when the Jay/63rd intersection was closed – how many times did I forget as I turned off the diagonal onto Jay Road...only to do a U-turn, or turn onto Spine to wind my way through Gunbarrel to get home (after a quick stop for free tea at Celestial Seasons, of course).

But enough musing... down to business.

The RFH HOA Annual Meeting is this coming Monday, April 13th: Again, it will be held in the western cul-de-sac of Bugle Ct (outside our house, 6753 Bugle Ct). Plan on gathering at 5:30 to eat and catch 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 10th (tomorrow). At 6 pm, we will kick off the main meeting. Please make sure you thank Jeff, as our Action Master, for another great year of fun events, including our Block Party, Pool Party, and Halloween Extravaganza. Better yet, if you have time, please volunteer to help at our events. Jeff makes this neighborhood fun and unique. And a shout out, as usual, to our resident D.J., Dr. Pete (Pete Welsch), for playing it loud at our events, rain or shine.

We made fewer infrastructure investments this year, and our funds were primarily used for maintenance of the grounds and pool. 2026 will be similar as we watch our costs. We want to maintain those areas that provide aesthetics and areas of community. 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. Thank you again, Mark Bailhache, for keeping everything beautifully maintained again this year. Last year was dry, and this year is looking worse. We still plan to manage our water consumption carefully, as it is one of our biggest expenses. Other communities and cities are starting to mandate restrictions.

Thank you to Luna and Juliana, our pool staff last year. Their parents, Sam Iannetta, Lesley and Dany Page, are board members, so they back up the pool staff, attend board meetings, and contribute to the management and duties of the HOA. Luna will remain on the pool team, and Giustina Iannetta will replace Juliana this year. 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 that they need representation at meetings, and we need monthly board reports on the pool's status. We are hoping for a May 17th opening of the pool this year. The weather could delay for a week, but we will keep you updated.

Thank you, Justin and Stephanie Landrum, for keeping our facilities running this year. Our pool and surrounding infrastructure take a lot of effort to maintain. Please thank them, as they bring attentive detail to managing our joint community spaces, getting them up and running in the spring, closing them down in the fall, and ensuring that everything runs smoothly in between. We would never get the pool running without them.

Thanks again 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; please review them on the website: <https://redfoxhills.org/default.asp?id=52>. 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.

As you all know, it has been a dry year. The Firewise Program, run by Mike Smith, has been successful in getting field owners to mow their property and implement fire-smart recommendations for fencing and property management. Thank you, Mike, for being persistent, as the fields are much better maintained.

You might have seen the emails from Donna George alerting us to updates to the Boulder Valley Comprehensive Plan (<https://a-boulder-future-boulder.hub.arcgis.com/>). These changes are substantial and will create opportunities for additional development in Boulder County, which could change our community, including higher-density limits and rezoning designations. Donna suggests joining both Gunbarrel United (<https://www.gunbarrelunited.com/>) and Twin Lakes Action Group (TLAG) (<https://www.tlag.org/get-involved>).

Financially, RFH HOA is in good shape. **We are not raising the dues this year.** Our emergency reserve is in place. Tom Wallace has done, and is doing, a great job of keeping us financially on track. Thank you again, Tom, for your financial guidance and assistance. Last year, our costs were higher due to increased pool maintenance and water usage/costs, but we successfully managed our finances. Our insurance costs over the last 2 years have doubled. You can see the 2025 financial summary here (<https://redfoxhills.org/sites/rfhhoa/file/RFH%20Budget%20and%20Actuals%202025.pdf>).

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. We updated our policies and procedures this year (no covenant or bylaw updates yet). Please review them, as they affect all residents (<https://redfoxhills.org/default.asp?id=52>). **For late dues and garbage payments, we will start charging interest and late fees as outlined in the new RFH Collection Policy.** Payments can be made by paper check or by electronic check to the remittance address on the invoice. If you have questions about your current balance, you can contact board@redfoxhills.org.

Thank you, Tricia Dessel, for continuing to manage and produce the RFH directory. If your information has changed, please fill out the annual form.

Everyone currently on the board has agreed to continue on. That said, **we are always looking for new members and help:** planning and assisting with events, managing dues collection, covenant/bylaw updates, etc. If you have ideas and time to help our community, your help is always welcome. Many of our board members have held their positions for many years (decades for some) and might want a break. You can participate in the community as a board member or a 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 exceed the 10-member board limit (currently at 7, with 3 open positions). 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). I will be sending this newsletter out in email and posting it on the redfoxhills.org website for live links to all the references.

Thank you and Happy Spring!,

Helmuth Naumer
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The HOA Board and Staff of RFH:

<p>HOA Board</p> <ul style="list-style-type: none">• Helmuth Naumer, President• 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	<p>Staff</p> <ul style="list-style-type: none">• Mark Bailhache, Landscape• Blake Peterson, Bookkeeper• Pool Staff 2024/2025: Juliana, Luna• Pool Staff 2025/2026: Luna, Giustina <p>Volunteers</p> <ul style="list-style-type: none">• Tricia Dessel – Resident Directory
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