

# The 2023 Year in Review, Red Fox Hills HOA

By Helmuth Naumer, President RFH HOA, March 31, 2024



Happy 2024! This fabulous community ran smoothly in 2023. Although we had some challenges, there were no major mishaps, conflicts, or issues. The pool works, the trees are growing, the grounds look great, our suppliers are honest, and our community members are having fun. Julie and I spent our year enjoying our neighborhood and mainly walking around Twin Lakes, Coot Lake/Boulder Res, and Lagerman Reservoir. We missed our times in Sawhill Ponds due to the construction, but hopefully, it will open again soon. These lakes host a variety of waterfowl, shorebirds, and raptors, especially this time of year.

Again, this year, we had excellent participation on the board, staff, and volunteers. Thank you, everyone, for your help in the neighborhood this year. In addition, thank you to everyone in the community for participating in our events and for everything you do for Red Fox Hills.

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 try to maintain them to the highest standards by utilizing our dues and volunteers' time and sweat. Water, pool service, lawn/tree service, and pool area maintenance consume the lion's share of our funds annually. We maintain the trees and surrounding lawns in the neighborhood to brighten up our streets, and we invest in our community activities to bring everyone together, celebrate events, and just have fun.

Our community, enhanced by our extraordinary festive events, differentiates us as the most fun HOA in Colorado. Again, I thank Jeff Kagan for planning and pulling off our incredible activities this year, including our Halloween Party, Pool Party, End of Summer Party, Happy Hours, and HOA Annual Meeting Meals. We have this fun because of his initiative, creative ideas, hard work, and party love. Jeff has agreed to continue his quest for the best and bring home the "Most Fun HOA" trophy again this year. Also, I want to thank remixer Pete Welsch for his incredible DJ skills at many of our events.

This year, we substantially improved the pool area, including upgrading the pool room electrical system, installing LED pool lights, adding a high-efficiency variable speed pump, and fixing the brick planters and gate columns. Thanks again to Bart Banks for making it all happen and for your continued commitment. We will continue to invest to ensure the pool and pool facilities are maintained and upgraded so we can enjoy the pool for years to come. We have some algae and mold issues, which we will try to control this year via a chlorine wash. However, in the next few years, the pool will require replastering, which will require substantial investment; we will incrementally raise the funds, so hopefully, we will not need an assessment.

The trees, grass, sidewalks, and entry areas looked great last year, and everything made it to this spring. Thank you again, Mark Bailhache, for keeping everything beautifully maintained. You might have noticed that we have a few new trees; we are slowly replacing the trees that are aging out or outgrowing their space between the street and sidewalk. We also added a bench to the west entrance. This year, we will need to spray for Emerald Ash Borer, which has been a county requirement to keep our Ash trees in place.

This year, we have had a few challenges, primarily with things outside of our community. First, we are trying to get the hay bales removed from the open space just south of RFH. The lease owners are responsible for mowing the property and have piled their bales close to the community and houses in the southern part of the RFH, a potential fire hazard. After several calls, we have been unable to get them removed. Second, the pond on the West side of RFH, in the Twin Lakes HOA, continues to generate a rotting smell. The TL community has worked to resolve the issue, but the problem seems to persist. And lastly, we continue to battle the county on the current road conditions within the community. Although these streets are County property, they claim that the neighborhoods are responsible for paving. We are working on these issues and will post updates on the website.

A big 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 Bart's help, we should have the pool open on schedule this year. Juliana and Ivy will continue their duties this coming pool season. As a reminder, if your teens are interested in the pool position, their parents must first be on the RFH board so their kids can be selected 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.

Thanks to Tom Wallace for keeping us financially on track; we are lucky to have him support the community with his guidance and insight. In the last year, we have kept spending within our budget and still have an emergency balance.

We have decided to raise the dues this year by \$70. The dues have remained the same for many years. As a board, we decided to increase the dues this year for primarily 2 reasons: 1) the aging pool/facilities require more maintenance, including the upcoming replastered in the next couple/few years, and 2) all of our costs have increased over the last few years, especially pool and grounds maintenance.

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

The Bylaw Committee, run by Jennifer McComb, has made progress and has the first set of recommendations ready for review. We will publish and take comments on the items shortly. Stay tuned, and thank you, Committee, for the hard work.

Thank you to Lesley and Dany Page, who have worked to standardize and expedite our evaluation and Architecture approval process. Our current bylaws require approval on all significant property 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/driveways 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. 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](mailto:architecture@redfoxhills.org).

The Firewise Program, run by Mike Smith, has been diligently pushing 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. Also, thank you, Mike, for testifying to the County Commission about cleaning up the abandoned vehicles and motorhome encampment on Twin Lakes Road & Williams Fork Trail.

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

Board Elections: All current board members are up for election this year. We have all agreed to throw our names in for another term. We can always use more help (up to 10). So, if you are interested in becoming a board member, please contact me on or before April 14th, 2024, 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. Thank you, Ryan Pollack, for contributing to the Board last year.

Our Annual HOA Meeting is on April 15<sup>th</sup>, 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 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](http://www.redfoxhills.org). Please check the website for activities and events.

Thank you,

Helmuth Naumer  
President of RFH HOA,  
[naumer@msn.com](mailto:naumer@msn.com), 720-224-4175

The HOA Board and Staff of RFH:

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