



Viewpoint

Monthly Community Newsletter



COPYRIGHT SEPTEMBER 2023

Last Day To Use The Swimming Pool will be Sunday (10.01.23)

A big THANK YOU to all of the community member volunteers who helped close the pool. You did an amazing job!

Also, thank you to the weekend crew who opened and closed the pool. You did an amazing job as well!

I hope to see many of you again for the 2024 season...?

As of today (9.28.23) there are no scheduled rentals for the
Ridgeline Community Center for
October 2023

**The Next Board Of Directors Meeting Is Scheduled For
(Wednesday) October 11th At 5:30pm At the Ridgeline Community Center.
Everyone Is Welcome And Encouraged To Attend!**

Ridgeline Community Center:

Office Hours: Monday thru Friday 10am-3pm or Anytime by Appointment

Phone: (970)424-5600

Email: spyglassridge@gmail.com

Emergency Number: (970)270-5441 (Call or Text)

When an emergency occurs please contact the appropriate emergency services first then report the incident to the HOA.

DATES TO REMEMBER:

- ACC submissions due by noon the first and third Friday of each month.
- ACC Meetings are the 2nd & 4th Wednesday of each month @ 11:00am @ RCC

Below you will find an informative article written by the Chairman of the Architectural Control Committee to help community members get to know who and what the ACC committee is, what they do, and what owners can do to help maintain the SGR community.

Please contact myself, the Community Manager, with any questions regarding the ACC or SGR policies.

Spyglass Ridge Architectural Control Committee

By Tom Harkin

When community members are asked about what first attracted them to Spyglass Ridge, the most common answers include the spectacular views, the neighborly ambience, and the well-kept look of the community. Helping maintain the latter is, in part, due to the efforts of the Architectural Control Committee, also known as "the ACC".

What is the ACC? It is a committee composed of five community members, who are also your neighbors, that voluntarily offer up their time, twice a month, to review architectural home plans as well as drainage and landscape plans to ensure these plans comply with documented Spyglass Ridge Standards and Policies. The committee also reviews proposals for work or changes to existing developed properties, be that for exterior maintenance, repairs, or restoration, and for exterior improvements on the property, again to ensure compliance with Spyglass Ridge requirements. If any parts of the plans or proposals are not in compliance with Spyglass Ridge specifications, the ACC, working with the Community Manager, will notify the individual who made the submission regarding the concern and may provide recommendations on how to rectify the matter.

How can community members help the ACC maintain the look of Spyglass Ridge? By submitting for ACC review any home, drainage, and landscape plans, or proposed exterior work or changes. Submissions for the latter can include work such as replacing a driveway, revamping existing landscaping, painting or refinishing the home exterior or fence, shingling a roof, or installing a solar panel array - in short, anything that impacts the exterior of the property.

The ACC meets on the second and fourth Wednesday of each month to review requests that were submitted to the Community Manager by noon on the first or third Friday of each month. The documents needed to make an ACC review submission can be found on the Spyglass Ridge Website (<https://www.spyglassridge.org/>), as can the applicable Spyglass Ridge Standards and Policies. Please contact the Community Manager with questions regarding making an ACC submission.

COMMUNITY MEMBER OPINION POLL:

Dear Community Members,

Thank you to everyone who responded to the request in the August 2023 newsletter regarding what would be preferred in the pool area where the playset was removed earlier this year. The options were a Pergola for shade or replacement of the Playground Equipment, and the Pergola was the clear winner. I now have additional information to pass along to everyone and when done I will once again request a vote with the new information in mind.

As you know the two options you had to vote for on the last go around were a new Pergola or replacing the Playground Equipment that was removed due to safety concerns. What I did not explain the last time was each of these options may come with some financial ramifications in the form of a "Special Assessment". The Pergola option comes with a cost of approximately \$22,000 to \$24,000 and the Playground Equipment replacement would be slightly less but still approximately \$18,000 to \$19,000 once you factor in shipping, installation, etc. The Spyglass Ridge HOA Reserve Plan study, which was completed in 2022, reflects an allowance for the replacement of the Playground Equipment of \$6,000. This amount contemplates equipment consistent in scope and quality of the original installation. If the equipment is to be replaced, a higher quality installation with a higher cost would be recommended. This could be partially or fully funded by the Reserve Fund though may be funded with a Special Assessment to be paid for by all lot owners separately and in addition to the annual lot assessment.

The Spyglass Ridge HOA Reserve Plan does not contain a provision for a Pergola installation. Should it be determined that this option be chosen in place of Playground Equipment, it would need to be funded, at the Board's discretion, from the Capital Improvement Fund or through a Special Assessment to be paid by all lot owners separately and in addition to the annual lot assessment.

With this new information in mind I would appreciate it if everyone would participate in one more vote. Please respond with the number that coincides with the option you are choosing no later than Monday (10/09/23) at 3pm. Responses can be emailed to spyglassridge@gmail.com, placed in the drop box outside of the RCC, mailed to 2694 Lookout Lane GJ, Co 81503, or texted to (970)270-5441. Please include your lot # or lot address with your response.

The options are...

1. Pergola for shade in the pool area (may include a Special Assessment of \$100 - \$150 per lot)
2. Playground Equipment replacement (may include a Special Assessment of \$100 - \$150 per lot)
3. The HOA leaves the area as is for now and does not replace the Playground Equipment or add a Pergola