



## August 2021 Newsletter

### HOA Announcements

Thank you to Blake Shaw, Bob Epp, Roger Chopp, and Bonnie Prushnok for all of their help with moving and spreading mulch for landscaping!

### Reynolds Farm Social Group

The Reynolds Farm Social Group is planning a Pizza and Ice Cream party on September 10, 2021 at 5:00 p.m. *Everyone is welcome!* Please RSVP to Rita Gee (303-547-6266 or [rita.gee913@gmail.com](mailto:rita.gee913@gmail.com)). Pizza, ice cream, and bottled water will be provided. Please bring your own chair! We will gather in the main common area of the neighborhood (the large front grass area).

If any Reynolds Farm residents are interested in getting notifications of future social events, please contact Rita Gee. Announcements will also be included in this newsletter. The goal of the Social Group is to get together with and meet our neighbors for food and fun.

### Roof Replacement Project

GreenPoint Roofing began the work of replacing roofs on Tuesday, July 6. Work on Buildings 11-15 has been completed. Current work is being done on Buildings 8 and 9. The entire project will take 5-6 weeks to complete – weather permitting! Work days are 7:00 a.m. – 7:00 p.m. **PLEASE ADHERE TO ALL PARKING SIGNS!!** Our neighborhood is now a working job site and we must all take safety precautions. Driveways may be blocked during the day for work being performed. Please remove all valuables from open patios – debris will fall from the roofs. The crews will clean up patios nightly.

Unfortunately, the roofs being replaced this year were in much worse condition than those we replaced in 2020. Building 13 needed 64 OSB sheets to be replaced, building 14 needed 62 OSB sheets, and building 15 needed 68 OSB sheets — for a total of 194 OSB sheets of new roof decking. (To compare, Buildings 1, 7 and 10 completed in 2020 needed only 16 OSB sheets total.) In addition, we learned that the insulation on Building 15 had been installed incorrectly in 1997 (upside down), which caused continuous sweating and heavy mold formation. Thankfully, buildings 11 and 12 were not quite as bad, but we did need to replace about 30 OSB boards each. Because of this, the HOA does have an increased cost over the original estimate. This amount will be tallied and announced once we have a total.



Our roofing consultant/project manager, Jim Ragsdale, has submitted project update reports (with photographs), which are available by request. Please see the Records Policy on our HOA website for more information regarding information requests.

### Parking

As our roofs are being replaced, residents will need to use the Guest Parking spaces in the neighborhood while their buildings are being completed. These spots are for guest use only, however, we are making an exception while work is actively being done for the roofing project.

### Decks

Owners are responsible for the yearly maintenance of their deck and summer is the perfect time for Deck Maintenance! With the strong Colorado sun and winds, we need to protect the wood from deterioration. The HOA is responsible to replace properly maintained decks, so please continue yearly maintenance. The approved stain colors are Semi-transparent Redwood or Semi-transparent Cedar. Please limit staining only to the areas that currently have existing stain.

### Loss Assessment Insurance Coverage

Several residents have asked about the level of loss assessment insurance needed in case they wish to purchase that for their unit. Our Reynolds Farm Lane property is currently valued at \$13,624,000, with our insurance deductible (5%) for wind and hail damage costing \$681,200 for the HOA to cover. We have 57 units, the per member deductible is \$11,951. As the property value increases, the deductible also increases so please consider that when making your purchase. Please work with your insurance company for plans that are best for you. This is intended to be purely informational and all insurance decisions are personal.

### Annual HOA Meeting

The Annual Meeting is scheduled on August 23, 2021 at 7:00 – 8:30 p.m. at the Isaac Walton Clubhouse in Longmont. The address is 18 S. Sunset St, Longmont, CO 80501. An official notice will be mailed 15 days in advance of the meeting. In the event of resurging COVID variants, the annual meeting will be held via Zoom.



### Monthly Board Meeting

The Board meets the second Monday of each month via Zoom at 6:30 p.m. All residents are welcome guests. Please note that time is provided for guest questions and/or comments during the Community Input portion of the agenda.

Minutes from meetings are posted on the Community Bulletin Board and our HOA website within 5 business days of Board approval. The July meeting minutes will be available by the end of the day on August 13.

The board has decided to slightly change the meeting format to make it easier for community members to participate. We will now have Community Input after each segment of the agenda. The President will present a topic or issue, will ask the Board for feedback/questions, and then open the floor to members' input. There will be a 2-minute limit for each community member to ensure that everyone has a chance to contribute. The Board will, as always, consider community members' input.

The next Board meeting will be on August 9, 2021. Look for a Zoom meeting announcement from Trio Property (sent to your email).

### Access to HOA Information

Curious about what is happening with our HOA? Our HOA website that houses both current and historical HOA information. The web address is [reynoldsfarmhoa.com](http://reynoldsfarmhoa.com). You will find ACC, Financial, and Board Meeting information under Resources, also located under Resources are our Documents (which houses the Reserve Report, Covenants, Bylaws, Rules & Regulations, and all of our Policies), Financials (which houses current and historical budget information), and Meeting Minutes (which houses current and historical Board meeting minutes). Please familiarize yourself with these important documents to understand the policies that govern our community.

### Resident Announcements

If you would like to have something included in our monthly newsletter please contact Tori Missbach at [torimissbach@gmail.com](mailto:torimissbach@gmail.com).