



Diamond Ridge Estates – Homeowners Association 2010 Board and Committee Accomplishments

Finished the year under budget. Rolled over the same operating budget for 2011 with no increase in HOA dues.

Reviewed and updated the 20-Year Reserve Plan.

Strict and ongoing enforcement of covenants with emphasis on landscaping violations.

Continued use of covenant liens to enforce minimum landscaping requirements.

Value Committee met to discuss street safety and identified 3 priorities: separating pedestrians from cars, slowing traffic with traffic calming measures, and enforcing speed limits.

Signed a 2 year contract with SwimTLC for pool maintenance.

Successful community Spring Clean-Up campaign.

Consulted with Castle Pines Village on their success with various traffic calming measures.

Adopted a new holiday light policy that requires holiday lights and other decorations to be removed and properly stored in a timely matter following a holiday, but in no case later than 30 days after the holiday.

Pool pump equipment was repaired, and the deck area was re-caulked.

Tennis court cracks repaired with 3 year warranty, and the gate was fixed.

Several neighborhood youth presented a petition for a lacrosse net for the sport court, which Steve Knight volunteered to personally fund in exchange for the youth agreeing to keep the courts clean and free of trash.

Changed the neighborhood trash pickup day from Fridays to Mondays.

After exploring various options to fix the pool gate, John Colombi figured out the problem was with the clubhouse wall and was able to fix it himself.

Contacted and followed-up with the Town about repaving the Parkway from the entrance to the clubhouse (at a minimum). The Town indicated it wasn't in the plan/budget for 2010, but they would try – it didn't happen, so we should be on the schedule for 2011.

After additional meetings and research, the Value Committee recommended engaging the Stanley Group to develop a long-range "Master Plan" for the neighborhood. The board worked with the Stanley Group, which conducted a series of neighborhood meetings, and delivered a final "Master Plan" at the end of the year.

Switched landscape maintenance companies, signing a one year contract with Mile High Greenscapes for grounds maintenance and snow removal.

Replaced 6 landscape lights at the entrance that were discovered to have been stolen.

Renewed one year contract with Haulaway for trash removal at same rate as 2010.

Holiday light quote provided by Mile High Greenscapes was approved after some negotiation on price.

Solicited bids for preserve path repairs. Selected CCS, which filled several of the largest cracks and sealed everything else. After expressing dissatisfaction with the job, CCS agreed to come back for additional repairs, which are still pending.

As you all know, it takes community spirit and desire on behalf of many residents to make Diamond Ridge Estates the special place it is to live and raise a family. With this in mind, I'd like to recognize and thank the following Board and Committee Members for their time and effort in caring for our community:

Board Members:

Steve Knight, Vice President
Robert Prilika, Treasurer
Bob Ryckman, Secretary
John Colombi, Member at Large

Architectural Design Board:

George Tocquigny
Scott Kier
Lenn Haffman
Mike Dambeck (former)
Dan Conroy (former)

Landscape Design Committee:

Al Link
Greg Miller
Scott Gladstone

Recreation Committee:

Tim Herring

Landscape Maintenance:

Bob Ryckman
Lynn Conroy (former)

Community Manager w/MSI:

Kathi Burdess