



Blue Ridge Estates Homeowners Association of Coconino County

End of year letter from your Board of Directors

What a year 2020 has been! We all have been impacted by the pandemic in some way or another and hopefully everyone is well and has figured out how to navigate all the rules and restrictions that COVID has caused. As I have said to many folks "on the mountain", our little piece of Heaven is the best place on earth to be, given all the rules and restrictions associated with the pandemic.

The Blue Ridge Estates community had many changes in 2020, many we think are improvements for our community this year.

First and foremost, we want to give a big shoutout to **Linda Blosser**. Through Linda's leadership, the all-new Board of Directors was able to accomplish a number of tasks with full transparency to membership. Linda has recently resigned from the Board for personal reasons, but her leadership and commitment to the BRE community is very much appreciated.

Thank you, Linda!!

This list of accomplishments is long, so please bear with us.

All new Board of Directors – we want to thank the previous Board, Architectural Committee, and Fire Safety Committee members for their efforts and commitment to the community. Being on the BRE Board and the Committee's is not an easy task that takes time and commitment. Please welcome Debi Althouse as the newest Board member to replace Linda. Mike Bourne was nominated and voted in as President of the BRE Board. The other positions will be ratified at the next Board meeting. We are always seeking others that may be interested in serving on the Board or one of the Committees. Your involvement in the Blue Ridge Estates HOA help make a better community.

An additional **Cluster Mailbox** was installed in March to support our growing community. The keys to the new boxes were provided to the Happy Jack Post Office for assignment as needed. We corrected an issue with a box assignment for a Tamarron Pines homeowner that wanted their mailbox in the BRE cluster.

The **cattle** arrived in the Spring and departed in the Fall without incident in our community. We helped the Ranch with getting access to the forest through our community to get desperately needed water to the cattle this summer. Doug Lendt our fence repair person has done an excellent job this year and will continue to monitor and repair the fence-line where needed to keep the cattle out of our community.

Forest access gate at the end of Starlight Drive had the locks cut a couple of times this year. The road between Lots 133 & 134 is a private road for those respective properties. Anyone wanting to use this road must have the owner's permission. BRE furnished a couple of fresh "No Trespassing" signs to the affected property owners.

Financials – the 2020 budget was adjusted to accommodate some unplanned expenses (cluster box, 3rd Party audit, increased insurance premiums, website development). The 3rd Party audit was completed and clear under Theresa's oversight. The approved 2021 Budget required an

increase in association membership dues from \$120/year to \$140/year.

Thank you Theresa Bayer for serving as BRE's Treasurer!

Fire Safety Committee co-chaired by Catherine Rogers and Theresa Bayer took on the lot inspection responsibilities with a bit of assistance from Ron Krug and Mike Bourne. Due to the pandemic, the FSC recommended that non-compliance violation fines be suspended in 2020 which the BRE Board approved. Non-compliance is still an issue in BRE and the FSC has diligently worked with property owners that are trying to comply.

Compliance scorecard as of 12/02/2020:

		# pass	No Pass
# Lots with Dwelling	75	61	14
# Vacant Lots	118	72	46

This FSC team also created a working group to review the current Fire Safety Rules & Regulations for our community. With the extreme drought we are experiencing and lack of moisture, we need to be more vigilant to remove as much dead vegetation in our community that is fuel for a fire. The revised Rules & Regulations were approved by the BRE Board and will be recorded with the County Recorder to supersede all previous versions of the Rules & Regulations.

Thank you Catherine and Theresa for leading the FSC and the working group consisting of Ron Krug, Dan Trainor, Mike Bourne for all your efforts to make the BRE community a more fire safe community.

Architectural Committee. A number of changes were made with the AC this year:

The AC recommended to sever the proposal/agreement with HOAMCO to provide architectural reviews of alterations, improvements, and new homes, garages, and structures. The BRE Board approved in May and we transitioned the HOAMCO files back to the BRE AC. This action will save homeowners some cost for the review fees for their projects.

The AC formed a working group to review and update the current architectural guidelines known as "Alignment of CC&Rs Article III with Architectural Committee Standards Article X". The revisions now known as "Architectural Guidelines for the Association" were reviewed by Legal and are ready for BRE Board approval after the current complaint with the AZ Department of Real Estate is resolved.

Thank you Ron Krug, Michael Nitz, Theresa Bayer, Dan Trainor, and Mike Bourne for your time (7 meetings) and commitment to make the BRE community a better place to reside and recreate.

The AC has 3 members including Michael Nitz, Dan Trainor, and Mike Bourne. The AC received 30 approval requests in 2020. 27 of these requests were approved. 3 were denied as they were outside of the current architectural guidelines. The revised AC guidelines should address the 3 denied approval requests and will be revisited in the New Year.

Thank you Michael, Dan, and Mike for serving on the BRE AC.

2021 should be an exciting year with 3 new homes and a garage addition already approved. The AC has had an additional 4 new homes that are "in the works" for design to meet the BRE AC guidelines.

New Website at www.blueridgeestates.org went live in October. This site may eventually (sometime after 2021) replace the Caliper Portal provided by HOAMCO as the source for information and documents for Blue Ridge Estates HOA.

Board Elections – received only 62 ballots to date (as of 12/22/2020). We need 97 ballots for an election quorum. HOAMCO has been emailing and calling property owners to get more ballots submitted. The current Board of Directors has been appointed to fill open positions. Please vote if you have not done so. A ballot can be found on the [BRE Website here](#) or contact Dave Kinsey at HOAMCO (928-779-4202 x 1302).

Blue Ridge Domestic Water Improvement District (www.brdwid.org). Ron Krug has been representing BRE and working with the other HOA communities to get the BRDWID off the ground and moving along to take over the Starlight Water Company. The Coconino County Board of Supervisors unanimously approved the creation of the Blue Ridge Domestic Water Improvement District over the summer. BRDWID has created a Board of Directors and is working to secure financing to purchase Starlight Water Company.

Thank you Ron Krug for representing Blue Ridge Estates and keeping the community informed of the progress and activities of BRDWID.

HOAMCO – we welcomed Dave Kinsey as the new Property Manager from HOAMCO this year. Dave brings a wealth of knowledge and experience to the BRE HOA. We plan to leverage Dave and his knowledge and expertise more in 2021 to help the Board be more efficient.

Thank you Dave Kinsey, Melanie Lashlee, and crew at HOAMCO that supports our Blue Ridge Estates community.

Wish everyone a safe and healthy Holiday Season!

Merry Christmas and Happy New Year.