



## **WESTRIDGE WORLD**

**January 2025**

Editor: Dean Schilling

I don't know what is worse. That I totally spaced the December newsletter, or that nobody called me on it. My apologies and I hope it never happens again.

Without further ado, please enjoy this month's newsletter

## Kelley Branson

### Home & Property Improvements



A heads-up for all of us, our covenants require approval from our Architectural Control Committee (ACC). Projects include, but are not limited to:

- > structural modifications
- > new roofing
- > new paint/stain or stone/brick
- > fencing projects
- > play structures and in-ground basketball hoops
- > major landscape modifications

Contact Peter Ulrich ([peterkulrich@me.com](mailto:peterkulrich@me.com)), Susan Shattuck ([susanruthshattuck@gmail.com](mailto:susanruthshattuck@gmail.com)) or Scott Griffin ([gscott@frii.com](mailto:gscott@frii.com)).

Thank you for helping us maintain a beautiful neighborhood!

## 2026 Westridge Estates Events

2026 Westridge Estates Events - sponsored by your HOA Board!



May 16: Westridge Neighborhood Service Day  
Help us tidy up our common areas and share coffee & donuts with our neighbors!



July 4: Annual Westridge Estates Independence Day Celebration  
Mid-morning begins our parade followed by food, friends and live music!



August 4: National Neighborhood Night Out  
We make this evening into a social event with ice cream, games and camaraderie.



October 31: Westridge Halloween Trunk-or-Treat  
Trick-or-treating for kids and adults!



November 10: Westridge Estates homeowners Annual Meeting

## **Elsa Nervik**

### **ePay with Buildium – please consider our simple request**

Hello Westridge Neighbors,

First, thank you to those who have submitted dues payment for 2026. Going forward...

**Please, if you have the ability to set up AutoPay with your bank, to mail a check to a specific address, on a specific date, please consider setting it up so it sends the annual HOA dues automatically every year. This would be the most efficient thing we could do to improve our current process and would be a kindness to our treasurer.**

Here are the setting your bank needs for Autopay:

Payment type: Check

Annual Payment

Due Jan 1

\$200

Made payable to:

Westridge Estates PUD

5198 Westridge Drive

Fort Collins, CO 80526

### ***What is happening***

Buildium, the provider of our HOA management software, contacted us in late December with a deal too good to pass up. If we signed up for their ePay system, the HOA would receive a 50% discount on this year's subscription(\$600 discount). We accepted the offer but so far have not seen any discounts materialize, and our bookkeeping has become more complex. The ePay service will cost \$99/year starting next year. As we only collect checks once a year, the conclusion of the board is that service is not worth it for 2027.

We've had quite a few people ask to be able to pay through an automated system. To date we have had 10 ePay transactions. The majority of payments are being made by check. Hopefully we saved some money this year, it was probably worth it, but going forward we'll need to rely on good old checks.

We now have a 100% reliable working USPS address. Collecting checks each year is a process; sending out multiple emails, tracking payments as they come in, and following up as needed. It's time consuming and spans over months. A number of us are not in the state or even in the country in January. Some people aren't getting or seeing the emails and others are just plain busy! So every year it's a different flavor of challenges to collect 57 checks.

The Board for our part, is committed to not increasing the dues. We will also continue to look for sensible, cost effective on line pay solutions that make sense for our neighborhood.

January 21, 2026

### **Larimer County Clerk & Recorder Office Notifications**

#### [Introducing... Recording Activity Notification](#)

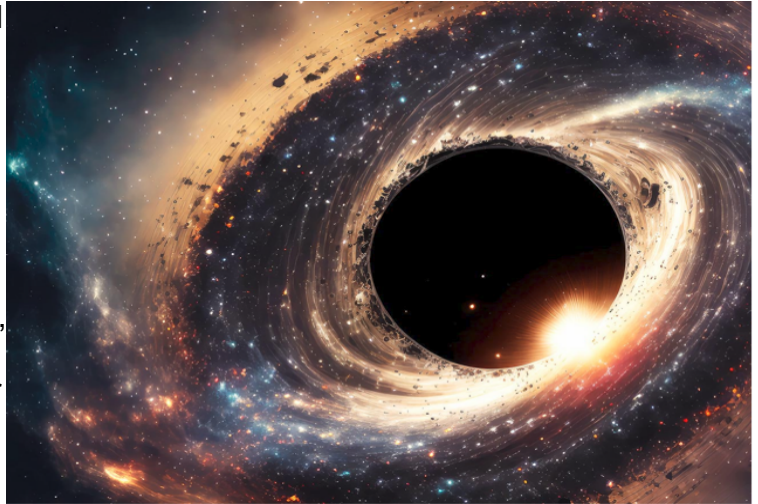
The Recording Activity Notification Service allows community members to create an alert and receive an email notification if a document is recorded in their name. This service is provided by the Larimer County Clerk & Recorder at **no charge**.

[Learn about this program and how to get started.](#)

## Westridge Estates PUD – USPS Mailing Address Epic Saga

***Long, long ago, in a galaxy far away.*** . . .Fort Collins allowed people to make up their own addresses. They could literally wave them into existence. As you may imagine, this caused a few issues. Over the course of 30 years, through two sets of policies and laws changes, our HOA mailing address managed to work. Then during the last Assessors Office audit and clean up, about 10 years ago, our address was deleted. Zeroed out, Boom, Gonzo. However, all was not lost, for our fearless mail carriers continued to deliver mail to the HOA!

For our residents, the mail delivery became a bit of a black hole. Some mail came (sometimes), pre-printed bar coded addresses seemed to fail (or not), and the neighborhood came to regard the ability of the postal service to deliver to our HOA's address as completely unreliable! Hand delivery became trusted and true as the preferred method du jour. Then our mail carrier went out on medical leave.(ominous music plays)



In June of 2025 the mail STOPPED. Suddenly the “processes too complicated to explain”, P2C2E” failed completely. In talking to the Post office manager it was revealed that the HOA address was not in the “Delivery Book” and in fact did not exist. Hence the board started on a quest to get the mail working again! Down the black hole we went!

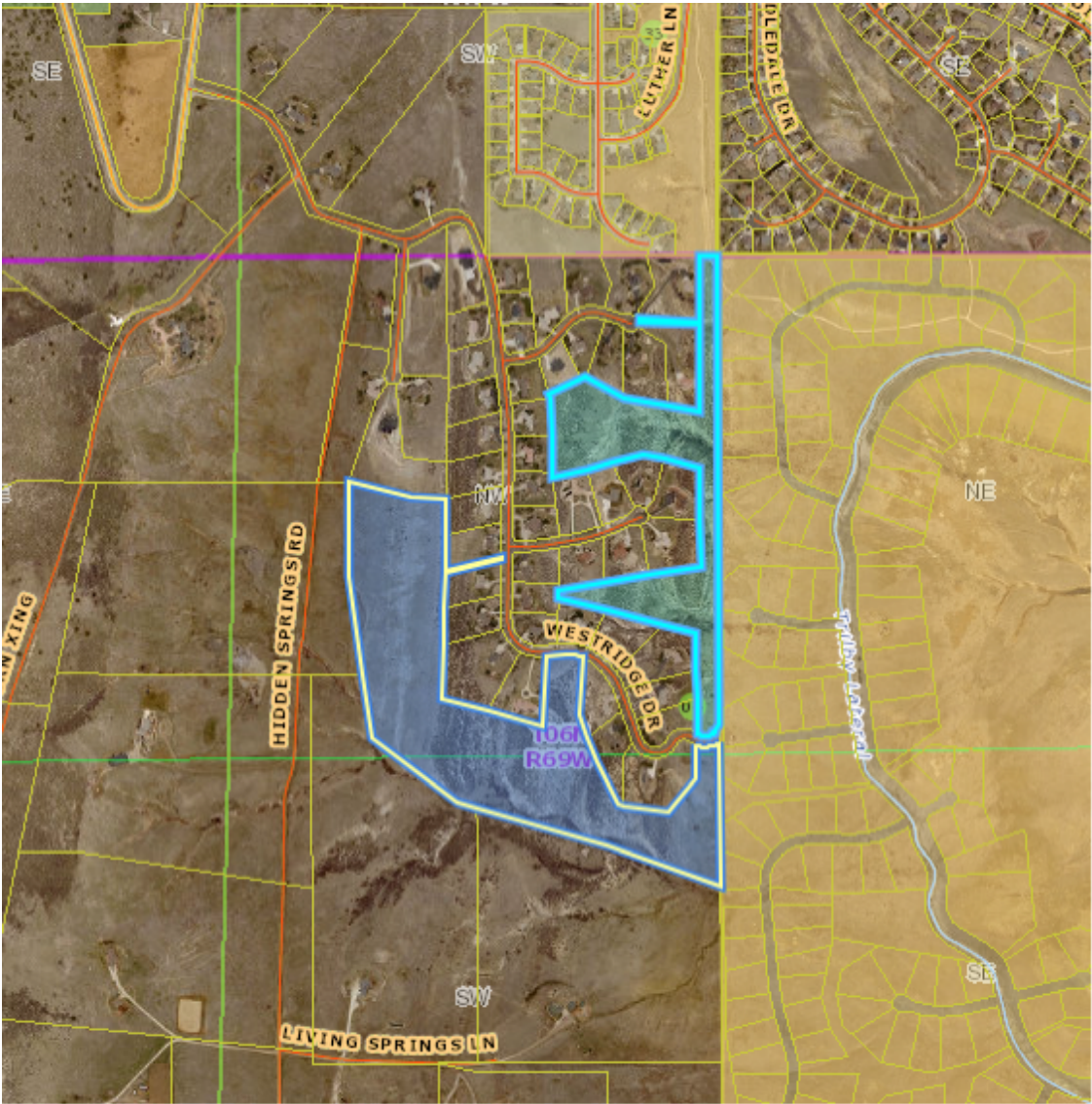
Steps to obtain a mailing address in Larimer County:

1. First you must own a property in the county. The Westridge Estates PUD owns 2 properties. (See screenshots below)
  - HOA open space parcel numbers **9604006001** and **9604006002**
  - <https://www.larimer.gov/assessor/search#/property/?parcel=96040-06-001&city=Any&sales=any&accountid=R1301632>
2. You must choose a legally, and appropriately associated address for your property and request the address be approved and created.
  - 5198 Westridge Drive (highest number available)
3. Then you must request that address to be associated with your property(s)
4. Next you must obtain confirmation from the post office that they have received the new address information and that it is in their records.
5. Last but not least you must meet with the Post Office manager and have the new address assigned to the correct PO Box in our neighborhood. (#64) and entered into the mail carrier Delivery Book
6. After all this, we held our breath and sent a test post card. . . drum roll. . . it worked!!!!

It only took us half a year to figure out what was going on and to get it sorted. Below is a picture of the Westridge Estates PUD properties, and the Larimer County Assessor Account Summary.

Westridge Estates Board, 2025

HOA properties 9604006001 & 9604006002



## Larimer County Assessor Account Summary

**ACCOUNT #:** R1301632

**PARCEL #:** 96040-06-001& -002

**TAX YEAR:** 2025

**TAX DISTRICT:** 1016

**ACCOUNT TYPE:** Non Taxable

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**OWNERSHIP INFO:**

WESTRIDGE ESTATES P U D ASSN  
5198 WESTRIDGE DR  
FORT COLLINS, CO 80526-6509

**BUSINESS NAME:**

**PROPERTY LOCATION:**

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**SALES INFORMATION:**

<u>Reception #</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Deed</u>	<u>Grantor</u>	<u>Grantee</u>
No Sales Found.					

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**LEGAL DESCRIPTION:**

TR A, WESTRIDGE EST PUD

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**SUBDIVISION / NEIGHBORHOOD:**

SUBDIVISION

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**LAND:**

<u>Land Type</u>	<u>Abst Code</u>	<u>Class</u>	<u>Value By</u>	<u>Measure</u>	<u>Acres</u>	<u>LEA</u>	<u>Actual Value</u>
Non Taxable	1116		Market	Acres	33.87		\$3,000
						Total Acres: 33.87	Total: \$3,000

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**IMPROVEMENTS:**

<u>Bldg #</u>	<u>Abstract Code</u>	<u>OCC %</u>	<u>Occupancy</u>	<u>Actual Value</u>
				<b>Total: \$0</b>

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**VALUE SUMMARY:**

Land Value: \$3,000

Improvements Value: \$0

Total Actual: \$3,000

## Your neighborhood representatives for 2026

Michael McBride, [michael@mjmcbride.net](mailto:michael@mjmcbride.net) President  
Elsa Nervik, [e.nervik@gmail.com](mailto:e.nervik@gmail.com) Secretary / Treasurer outgoing  
Kevin DeGarmo, [kcubbear@rconnect.co](mailto:kcubbear@rconnect.co), Member @ large  
Kelley Branson, [kelley.branson@colostate.edu](mailto:kelley.branson@colostate.edu), Member @ large  
Bart Prose, [blprose@outlook.com](mailto:blprose@outlook.com), Treasurer in coming

Next Meeting: March 3<sup>rd</sup>, 7 PM @ 2715 High Plains Ct – Invite ACC for ADU update discussion

Upcoming Meeting Schedule: Board meetings are generally speaking the first Tuesday of each month @ 7 PM. Anyone in the community may attend. For 2026, May 4, June 30 (prep for 4<sup>th</sup>) Sept 1, Nov 2, Dec 1, Annual Meeting Nov 10<sup>th</sup>.

Other Upcoming Scheduled Events for 2026: Westridge Service Day May 16 (May 23 make-up), Independence Day Shindig July 4<sup>th</sup>, Neighborhood night out August 4<sup>th</sup>, Halloween Trunk or Treat October 31, Annual Meeting November 10<sup>th</sup>.

### HOA Support Neighbors 2026

Architectural Board –

Peter Ulrich [peterkulrich@me.com](mailto:peterkulrich@me.com) (970) 377-2449

Scott Griffin [gscott@frii.com](mailto:gscott@frii.com) (970) 290-4800

Susan Shattuck [susanruthshattuck@gmail.com](mailto:susanruthshattuck@gmail.com) (970) 223-1607

### PID Committee

Scott Griffin [gscott@frii.com](mailto:gscott@frii.com) (970) 290-4800

Ben Kimbell [ben@kimbellhouse.net](mailto:ben@kimbellhouse.net)

Pierce Hasler [pierce.hasler@gmail.com](mailto:pierce.hasler@gmail.com)

Newsletter – Dean Schilling [dsnjsch@gmail.com](mailto:dsnjsch@gmail.com)

Weed Management - Jack Morgan, Doug Meadows and Gary Callahan

Waste Management Liaison – Linda Kennedy [lkbighorn@comcast.net](mailto:lkbighorn@comcast.net)

Website Developer – Peter Ulrich [peterkulrich@me.com](mailto:peterkulrich@me.com) (970) 377-2449

## **Caroline Prose**

The Aurora Borealis appeared again recently. Bart took this from our hill in back on January 19<sup>th</sup> around 6:30 PM. After that, it kept getting more faint.



## Lana Callahan

Well, we couldn't have picked a better week to be in Florida! (1/23-?). Upper 70s and plenty of sunshine!

