

April 1, 2020

Good morning neighbors,

What a difference 30 days makes. Despite the current stay at home order, the Board is still at work and we've had a pretty busy month. This month's newsletter will be a bit larger than usual but there's quite a bit of information to get to you this month so please make sure to read through everything, particularly the notifications.

We were able to hold a zoom meeting to review proposals received from local realty/property management companies. Sustained poor service and complaints about accounting from homeowners has prompted us to seek a new company to provide accounting and covenant management sooner, rather than later. We are committed to properly vetting each company to make sure the replacement is a good fit for our community. If you have questions about this process, please email us - we'd be happy to discuss it with you. We received proposals from four companies and have narrowed it down to 2: Crystal River Property Company and Remax Country. Both are comparable in price, will offer full accounting services, code enforcement and flexible billing and payment options. If you have feedback on either company please let us know by the end of the week. Ideally we would like to have a selection made within the next 2 weeks and begin the transferring of data over to have the new company up and running by no later than June 1.

On March 20th crews came through the neighborhood to do locates and we had equipment brought in to do some work to the north east ditch line which was taxed heavily from the abundance of water last year. Expected irrigation excess again this year led to the decision to mitigate the ditch repairs early.

We had a joint phone conference with the State of Colorado and Zancanella to discuss the current water order. While the phone conversation went well and nothing has really changed, we got to experience firsthand the frustrations that our water engineers have with the State process. Over the last decade there's been significant turnover within the State water regulatory office and each time someone new comes on we are required to resubmit data and basically start at square one with the new person(s). As a result of the conversation, we decided to send an official letter to the State asking why we continue to be placed under a water order since our testing results are no longer in violation. We patiently await their response....

Lastly, at the November homeowners meeting the Board was asked about landscaping requirements. The Covenants refer in several places to "landscaping" but specific details are not spelled out. This creates a problem for the Board to provide enforcement or guidance for new home construction. To make progress on this topic, the Board is looking for 5 volunteers to work on drafting a guideline policy which provides recommendations on minimum requirements but also takes into consideration all of the various landscape situations that currently exist in the neighborhood.

Notifications:

- Please slow down. We have had MULTIPLE complaints about the speeds of others in our neighborhood and have observed many drivers clearly going over the posted 20mph. With everyone home and the warmer weather, we have more families, kids, and dog walkers on the road. Please consider their safety and slow down.

- Please leash your pets on walks. We've also had a few complaints about dogs off leash in the neighborhood. With the increased amounts of people walking/walking pets, unrestrained dogs present problems for other walkers/joggers and those with pets on leashes. Dogs should never be allowed to roam onto neighbor properties vacant or not, and all messes should be tended to i.e. don't leave a steamy pile in the ditch for your neighbor.
- Tree orders due by April 7th. Do you like all of the pretty new trees that your neighbors have been planting over the last year? At \$20/foot for 8-13' trees it's a great price. Get in on the next group order by calling Sue Sakys for more details: 970-440-0554 or email sue.sakys@gmail.com
- 2nd quarter dues were billed on March 15th and are due today. Please note, unpaid dues are subject to a \$50 fine. Assignment of late fees is outlined in the governance policies.
- Irrigation water starts this month. Water should be turning on this month, historically around the 2nd to 3rd week of April. We don't know how the stay-at-home order effects this process, or if there will be delays, but as we get information on this timeline we will forward it to you.
- Missing mail. The post office appears to be having a difficult time pairing mail with the correct box lately. Please double check each letter and make sure it belongs to you. If you need help figuring out who something belongs to we can help!
- Mud on the roadway. If you have a dirt driveway or significant construction traffic please provide a track pad, load of gravel etc. to minimize the amount of mud tracked through the neighborhood.
- Street repairs. As temperatures warm over the next month we anticipate snow melt off and potholes. Help us minimize the pothole repairs by avoiding driving in them until we can get them patched in the spring.
- Property Management. Don't forget to provide feedback on the 2 companies under consideration for hire for property management, we value your input.
- Landscape requirements. If you have great ideas about landscaping in the neighborhood and you're interested in serving on a committee or collaborating with neighbors to help clarify the landscape policy, please contact the Board.
- New neighbors! Please join us in welcoming the Hedberg family to the neighborhood. Brock, Stephanie and their 4 children have purchased the white home on the south side. Welcome to the neighborhood!

Draft Agenda for Executive Board Meeting April 29, 2020 at 6:30pm

- Property Management final discussions
- Landscape committee

Anyone wishing to address the Board or have an item placed on the April meeting agenda, please notify us for more information.

Your HOA Board members are:

Pat Tucker, President

Carrie Church, Treasurer

Erica Gentry, Secretary

Thanks everyone, we know these last few weeks have been a challenge and put a significant amount of stress on many. We hope everyone is staying healthy and that the coming sunshine and spring bring with it positive changes to the current situation.