

Spring Creek HOA Newsletter Winter 2019

Message from the Board

We hope all of you have had a wonderful holiday season! It's definitely been a snowy winter so far, and it's been heartwarming to see so many neighbors helping one another out. This is just another reason why we are so proud to be part of this community! Please be sure to read this newsletter carefully to stay informed of things to come and current happenings. We feel it is important to provide you with reminders regarding how to keep your property looking its best and help you avoid any compliance issues. Like you, we care about this neighborhood. The board is comprised of volunteer, resident members serving to protect the interests of the entire community. Please know that we take your concerns and questions seriously, and feel free to contact us any time using our website- www.springcreekmeadows.net

Annual Meeting

By now, you should have received our notice regarding the annual HOA meeting. The meeting will be held on January 13th at Dakota Valley Elementary School. We will be doing a raffle for those in attendance, either in person or by proxy. Those in attendance could win \$100 and those who returned their proxy could win \$50. The proxy was included in the packet you received in the mail. If you are unable to attend, you can send the proxy in or give it to someone attending the meeting. It is important that we have a minimum of 10% of the community participate either in person or by proxy.

News, Updates, and Other Important Information

- The board is working with JBK to put together a plan to beautify the rest of the community. We have contracted to begin doing more upgrades in the Spring.
- As you have learned, there are occasionally issues with trash pickup, etc.. Our management company does an amazing job staying on top of these issues and communicating to the community. However, you need to sign up for email in order to receive these notices.
- You will be able to receive much more information by signing up to receive email. To receive emails, please contact Jasmin via email at jasmin@maximummgt.com or by calling 303-369-0800 and pressing 0 for the receptionist.
- You can also make payments using Maximum Property Management's user-friendly portal, but you need to register first. Contact Jasmin for help.

Let it snow!

As we are experiencing a pretty snowy winter, please remember that it is your responsibility to shovel your driveway and sidewalk around your entire property line. JBK only shovels along common areas. If you have a corner lot, it is your responsibility to shovel all along your front and side fence line to keep it safe and passable.

Reminders

- ❖ **Don't start a project without filling out your ACR form!** ALL exterior changes require an official ACR request and subsequent approval! No one wants to have to do costly alterations, receive fines, or have to completely remove and/or redo their project at their own expense. Please fill out the form to save yourself and your project. Once all requested information has been correctly submitted, **PLEASE ALLOW 30 DAYS TO GET APPROVAL!** If you do a project without permission, expect that you may be asked to remove it, especially if it goes against guidelines. *If in doubt, fill it out!*
 - Go to the springcreekmeadows.net website to review the Declarations, Guidelines, and access the ACR form.
 - Make sure your form is filled out thoroughly, correctly, and sign it.
- ❖ **Unightly Articles** - All trash and recycle bins, yard tools, construction material, etc. must be stored out of sight. Trash bins should be put out after 12pm the day before collection (in the street with handles toward the house) and removed before 12pm the day after collection.
- ❖ **Painting** - All paint requests should be submitted on an ACC request form and conform to an approved scheme. Please submit 2-3 choices of approved paint schemes. The requested schemes should be different from houses on either side and across the street. Online paint scheme access can be found at springcreekmeadows.net. Contact the management company to access the books.
- ❖ Electrical conduits and radon mitigation systems are to be painted to match the body of the house and need to be behind the fence.
- ❖ **Landscaping** - Please take care of your landscaping by regularly mowing, trimming, and weeding. Dead trees, branches and bushes are the responsibility of the homeowner and must be removed. Trees should be trimmed 7' above the sidewalk and 11'6" above the street. Branches obstructing street signs should be removed. Do not dump branches on HOA communal property because you will be charged the cleanup fee.
- ❖ Contact Waste Management (888-496-8824) if you need to replace a broken bin or to arrange for special pickup of excess trash. Give them the name Spring Creek Meadows HOA in Aurora, Colorado 80013
- ❖ **Basketball Hoops** - Portable basketball hoops must be stored near the house when not in use. They cannot impede vehicle flow in streets or pedestrian traffic on sidewalks.
- ❖ **Driveways** - Homeowners are responsible for removing oil stains and repairing cracks in driveways.
- ❖ **Window Blinds/Curtains** - Please repair front-facing broken or damaged blinds and curtains.
- ❖ Oversized vehicles and trailers may **not** be parked on driveways or streets. Arapahoe County owns the streets, but HOA regulations take precedent.
- ❖ Rollaway Dumpsters and Bins are not allowed in the community without permission and following the guidelines. If you are doing a home improvement project, please contact the association to make arrangements for how you will contain waste and storage. We use the same rules as Arapahoe County regarding roll-offs and bins. You can find these at <http://www.co.arapahoe.co.us/1269/The-Most-Frequently-Asked-Zoning-Questio>. The HOA has been receiving multiple complaints about these remaining too long: Please continue to keep us informed regarding these and all other concerns.
- ❖ **Solicitors**- The HOA does not issue permits to solicitors! Please check out Arapahoe County's suggestions for dealing with them: <https://www.arapahogov.com/ArchiveCenter/ViewFile/Item/1252>. We have also put this link on our website.

Our goal is to keep our community beautiful and enjoyable! We know you want that too, so please contact us using the link at springcreekmeadows.net if you have any concerns or suggestions.