

Spring Creek HOA Newsletter

Spring 2020

Message from the Board

It's almost Spring! Not sure about everyone else, but we are definitely ready for the sunshine! Thank you to all of you who've helped your neighbors shovel. We have the best neighbors! 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

Recycling

The cost of recycling has jumped dramatically, and we have decided not to pass that charge along to you by raising dues. However, Waste Management has given us some important information to pass along to you: At least 30 percent of all the waste we produce is recyclable: metal cans, plastic bottles and jugs, glass jars, clean paper and cardboard. Focus on getting these items, clean and dry, into your bin. Each material goes through its own recycling process to become a manufacturing feedstock. Plastic bottles can become a new shirt and aluminum cans are turned into new cans.

TIP 1: Recycle plastics by their shape. Recycle empty plastic bottles and jugs. The recycling symbol (chasing arrows) doesn't guarantee recyclability. *Empty all food or liquids before recycling the container.* **TIP 2:** Recycle all your clean paper and cardboard. This includes newspaper, office paper, and magazines. *Flatten cardboard boxes to leave more room in your recycling bin and make the sorting process easier.* **TIP 3:** Do not bag recyclables. Empty them loose in the cart. Plastic bags get tangled insorting equipment at the recycling facility and can bring operations to a halt. *Take clean plastic bags back to your local retailer for recycling.*

News, Updates, and Other Important Information

- The board has met with JBK's landscape architects and received proposals of ways to upgrade the community. We would love to hear from you if there are certain areas that you feel should be prioritized.
- 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 Emma@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 Emma for help.

Let the Renovations begin!

As summer approaches, many people begin planning for updating their homes. **REMEMBER: 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.

Reminders

- ❖ **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.arapahoegov.com/ArchiveCenter/ViewFile/Item/1252>. We have also put this link on our website.
- ❖ **If you have questions about our guidelines, you can access them 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.