

Spring Creek HOA Newsletter Summer 2020

Message from the Board

We hope everyone is staying healthy! This has sure been an eventful few months since our last newsletter. We hope that you are at least enjoying the sunshine while social distancing. Please know that the board and management team is still meeting and working. Our next meeting will be July 13th. We are unsure of if it will be via Zoom or in the pavilion, so please keep an eye out for an email with details. 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

Are you a camper?

If you happen to be one of the people who has a camper that you use, please be aware that our management company may cite you for having your camper outside of the house. The problem that we have homeowners complain about is that they have only been there for a few hours rather than several days. Since our management team is only out here every two weeks, they can't know whether you just pulled up or have been there for a week. If you are concerned about possibly receiving a violation by mistake, you can avoid that by proactively emailing management at greg@maximummgt.com, and let Greg know the dates that you will have your camper out in front of your house.

News, Updates, and Other Important Information

- The board has accepted a proposal from JBK's landscape architects to provide upgrades at the Kirk and Quincy entrance, along Quincy, the corner of Quincy and Himalaya, and down Himalaya to just past Oxford. There will also be updates to the Oxford entrance.
- 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 jasmmin@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.

Fixing up the place?

Many people are installing new windows, radon mitigation systems, and solar panels. Many of you are also painting your house, doing landscaping, and installing sheds, etc. **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.

- 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.
- If you get a response asking for further information or changes to be made, do not start your project until you provide said information and/or changes and get them approved by the ACC. Every time you need to resubmit, it can extend your project for another 30 days, so make sure you provide as much detail as possible with your form. Pictures, measurements, and specific product details are all required. The more information you give, the better.

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.
- ❖ **Noise Violations**- please remember that you need to abide by regulations. Also, just be kind to your neighbors and don't let your dogs bark all night or have loud get togethers at night. Everyone deserves a good night's sleep.
- ❖ **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.arapahoe.gov/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.