

Spring Creek HOA Newsletter

Fall 2021

Message from the Board

Our meetings continue to be held via Zoom due to Covid and we send out notices via email, so make sure we have your current information. Please join us for the next meeting November 8th. As usual, 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

New Mailboxes & Parcels Installed

- The mailbox replacement project is complete and all but 3 sets of keys have been distributed to homeowners and residents. If you have not picked up your keys, please contact our Office Manager Luke and he will arrange to get them to you. 303-369-0800 x1003.
- Please be aware the HOA does not retain copies of these keys. Once they have been distributed, they become the responsibility of the property owner. If they are lost, you will have to make arrangements with the US postal service to get the lock replaced or work with a locksmith to get keys made. We highly recommend all homeowner make a master copy of your mailbox key.

2021/2022 Announcements

- We are exploring options for installing two park benches in the greenbelt park in the early spring of 2022.
- The no motorized traffic signs at the entrances to the greenbelt continue to be broken off by vandals. If you have information on who is doing this please contact the Arapahoe County Sheriff's office or Greg Bishop at Maximum Property Management.
- The 2022 budget is in progress. If you are following the news this year you know inflation is rising. We expect cost increases from most of our service providers in 2022 and this most likely will lead to a slight increase in quarterly HOA dues beginning 4/1/2022. This will be covered in the next two board meetings on November 8th and January 10th. Our annual meeting is January 10, 2022, and we need to achieve a quorum of at least 38 homeowners in attendance or by proxy. Please help us out by attending or returning a proxy. We are always looking for new board members, so if you are interested in serving on the HOA board, please let our property manager Greg Bishop know - greg@maximummgmt.com.
- The board of directors will be holding a holiday decorating contest in December 2021. 1st place \$100 gift card. 2nd place \$75 and 3rd place \$50. Stay tuned for more information on this. Please be sure we have your current contact information. See below.
- You will be able to receive much more information by signing up to receive email. To receive emails, please contact our property management team via email at luke@maximummgmt.com or by calling 303-369-0800 and pressing 0 for the receptionist.

Spring Projects & Architecture Requests

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

- ❖ **Weeds** - Please remember to remove weeds and control their growth. This includes areas along fence lines and sidewalks. All areas of the lot, up to and including the sidewalks, driveways and fence lines are the responsibility of the homeowner to control weeds.
- ❖ **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.
- ❖ **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 or damage 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.
- ❖ **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.