Spring Creek HOA Newsletter Spring 2021

Message from the Board

Our meetings continue to be held via Zoom and we send out notices via email, so make sure we have your current information. Maybe this fall we can get back to in person Board meetings. Until then we hope you can join us at the May and July meetings on the second Monday of the month. 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 Mailbox & Parcel Boxes Coming Soon!

- The Board has approved the replacement of all mailbox and parcel clusters throughout the community. The old units are more susceptible to theft and replacement parts are no longer made for most of the units. These are being purchased with HOA reserve funds.
- Work is expected to begin in April depending on coordination with the postal service. This is a coordinated effort between the vendor
 doing the installation, the postal service and the HOA. Work typically begins on a Saturday and no mail delivery is possible for the
 week of the install. Homeowners will have to pickup essential mail from the local post office branch during that week.
- Normally mail delivery service is restored the following Saturday or Monday and keys will be distributed by the HOA on Thursday or Friday.
- Look for additional announcements in email and in a mailing from the HOA once we have the details finalized with the USPS.

HOA Quarterly Dues Increase & Auto Pays - IMPORTANT NOTICE

- Last year the Board approved a \$10 per quarter increase in HOA dues starting April 1, 2021. This decision was made to ensure our reserve levels remain healthy for future expenses, such as the perimeter fencing and irrigation systems along Quincy and Himalaya.
- **** PLEASE NOTE **** Homeowners who are using automatic payments such as Bank Bill Pay or our Caliber Portal Payment need to login and change your payment amount from \$122 to \$132 starting April 1, 2021. Please make sure you make this \$10 adjustment to your autopays. Contact Maximum Property Management if you have any questions about this. luke@maximummgt.com or greg@maximummgt.com
- 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 <u>luke@maximummgt.com</u> 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!** <u>ALL exterior changes</u> 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.
- ightharpoonup 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

- Unsightly 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 <u>approved paint schemes</u>. The requested schemes should be different from houses on either side and across the street. Online paint scheme access can be found at <u>springcreekmeadows.net</u>. 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.
- If you have questions about our guidelines, you can access them on our website.