

Spring Creek HOA Newsletter Winter 2021

Message from the Board

We hope everyone is staying healthy! Our HOA meetings continue over Zoom web conference and we encourage you to join us. The HOA's annual meeting is next and will be held on January 10, 2022. We need to establish a quorum for this meeting, and we need 39 homeowners to attend or submit proxies. Please help us achieve that this year. You will receive the 2022 budget, meeting notice and proxy in the mail by the end of December. If you cannot attend via Zoom, please mail or scan/email your proxy back to our property manager before January 10th. The Board is planning a small HOA quarterly dues increase in 2022, because our association expenses continue to increase in this period of inflationary pressures. Look for more on this in the annual meeting notice mailing. Please know that we take your concerns and questions seriously, and feel free to contact us any time using our website - www.springcreekmeadows.net. Thank you.

2022 Plans

The board has approved a refresh of bark/mulch in the greenbelt and will evaluate other ground cover areas as we get to spring 2022. We plan to install 2 to 3 park benches in the greenbelt next spring and are reviewing products this winter to get a proposal for purchase and installation. As usual, we will plant flowers at the entrances and monuments and maintain the trees and landscape. The landscaping enhancements that were made at the entrances and along Himalaya in 2020 really paid off this year as those areas matured into beautiful grounds for the community. The trees have been hard hit by disease and extreme cold snaps in prior years and we will evaluate areas that could benefit from new tree planting and develop a plan for some new trees in 2022/2023. The new mailbox clusters that were put in this year is hopefully the last significant investment we had to make for a few years as our reserve funds need time to recover and build back up after all that has been accomplished from 2019-2021. **Please volunteer for the Board or ACC this coming year - we really need new owners involved in the HOA.**

News, Updates, and Other Important Information

- **Signs at the greenbelt entrances continue to be vandalized and broken. Please let us know if you observe this. We want to keep the greenbelt safe and well maintained for all in the community. Please do not place flyers and stickers on the mailbox clusters. We would like to keep them looking nice and new for years to come.**
- Winter is here and we want to remind all homeowners the HOA only provides snow removal on the common area sidewalks along Kirk, Quincy and Himalaya streets and in the greenbelt. Homeowners are responsible for removing snow from your driveways and sidewalks adjacent to your property. That includes the sidewalks along the side of your backyard if you are on a corner lot. Please be considerate of your neighbors who need to navigate north facing sidewalks and remove the snow to keep ice from building up.
- From the Arapahoe County website <https://www.arapahoe.gov/639/Snow-Removal>:
 - Property owners or contractors are not allowed to place snow from private property on county streets (C.R.S. 43-5-301).
 - Sidewalk cleaning is the responsibility of the property owners and they should keep sidewalks abutting their property clear of the natural accumulation of snow and or ice. Snow and or ice should be removed within 24 hours.
 - Fire hydrants on private property need to be cleared by the property owner to enable fire department access.
- Please remember the HOA rules regarding seasonal decorations and lighting. **"Seasonal decorations are allowed, if removed within 14 days following the holiday, unless inclement weather prevents safe removal."**
- Email blasts and our web portal offer a great opportunity to share more HOA information with homeowners. Please be sure our property manager has your email address if you wish to have this electronic access and information. The web portal also offers you the ability to pay your quarterly HOA dues online. To receive emails or get more information on our web portal, please contact our property management team via email at luke@maximummgmt.com or by calling 303-369-0800 and pressing 0 for the receptionist.
- The web portal allows you to view your HOA account online, make payments and review HOA financials, governing documents and guidelines. To access Maximum Property Management's user-friendly portal you need to register first. Contact Luke for help.

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.
- ❖ **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.