

Spring Creek Meadows HOA Spring 2022 Newsletter

Message from the Board

The HOA is hopeful we are getting back to some sense of normal and beyond the pandemic this spring and that all our owners and residents have gotten through this difficult time okay. Thank you to all our homeowners that attended or sent a proxy for the annual meeting in January. We met our quorum and appreciated the support from you. Gift cards were sent to the 3 winners drawn from those that were represented in the meeting. Our HOA meetings will continue over Zoom web conference in 2022. We think it is more convenient for most owners and it saves money renting the library at the school. We are looking at organizing a couple of outdoor social events this summer. If you would like to volunteer to help with these please contact our property manager. 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!

News, Updates, 2022 Plans

The asphalt paths in the greenbelt will be sealed this summer, along with a refresh of the bark/mulch around the trees. We plan to install 2 park benches in the greenbelt this spring/summer and the board is reviewing products and placement. Annual flowers will be planted at the entrances and in the monuments, and the board has approved the tree health maintenance proposal from Great Western Tree Care to ensure the trees in the common areas are taken care of in 2022.

In the March board meeting, a proposal was approved to have our legal firm evaluate our HOA governing documents for necessary revisions and updates. The declaration of covenants have not been updated since the early 1990's. As a part of this effort, the board plans to incorporate a short-term leasing restriction into the covenants to prohibit the operation of daily/weekly rentals in our community. We think most homeowners would prefer to not have our homes operating as hotels. **The board needs a volunteer committee of homeowners to help us coordinate a vote on these updates. Covenants changes require 67% approval from all homeowners, which means we will need 257 owners to approve this later this year.** Please contact our property manager if you are willing to help us drive this.

Our Waste Management trash and recycling contract is due for renewal in 2022, and WM is no longer willing to take any trash or recycling that is not contained in the provided bins. **After May 1, 2022, trash or bundles left outside the bins will not be taken.** We realize this is particularly challenging in the fall when you are dealing with landscaping debris and fallen leaves. To help compensate for this change in contract, WM has agreed to provide 2 extra trash bins and 1 extra recycle bin to any homeowners that need them. More details will be sent out by the end of March, with directions on how homeowners can request these additional bins.

The board voted to approve an amendment to the flag policy, increasing the number of flags allowed at each lot from 1 to 2. The new language reads: **Section D (ii) A maximum of two non-commercial flags are permitted to be displayed within the Owner's property at a time.**

A community garage sale date is set for June 10th – 12th. Signage will be put out by the HOA that week.

Reminders and Other Important Information

- ❖ **Snow Removal** – The HOA only provides snow removal on the common area sidewalks along Kirk St, Quincy, Himalaya and in the greenbelt. Homeowners are responsible for removing snow from your driveways and sidewalks and it is an HOA covenants violation if the snow is not removed and is allowed to turn to ice fields. That includes the sidewalks along the side of your backyard if you are on a corner lot. Please be considerate of your neighbors and their children who need to navigate sidewalks.
- ❖ **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 and Porches** - Homeowners are responsible for removing oil stains and repairing cracks and broken concrete.
- ❖ **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>.
- ❖ **If you have questions about our guidelines, you can access them on our website.**
- ❖ **Please be sure the property management company has your email address for alerts and information sharing** – This is also a necessity for owners to be able to create a login to the web portal for accessing your HOA account and making online payments.

Our goal is to keep our community beautiful and enjoyable! Thank you for reading and please contact us through the website at www.springcreekmeadows.net if you have any concerns or suggestions.

Keystone Denver Property Management

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