

This newsletter can also be found on our website at www.springvalleyatutecreek.com.



ANNUAL MEETING

BOARD OF DIRECTORS

- Mark Doherty – President*
- Monty Meduna – Vice President*
- Ananda Etcheverry – Secretary*
- Janice Black - Treasurer*
- Andrew Strauss – Mbr at Large*
- Rich Kozlowski – Mbr at Large*
- Cecilia De Villiers – Mbr at Lrge*

Architectural Review Committee

- Cecilia DeVilliers*
- Martine Dor*
- Jill Kellam*
- Damian Wise*

ANNUAL MEETING

April 24, 2017 at 7:00 p.m.
Trail Ridge Middle School
Main Entrance - Commons Area
1000 Button Rock Drive
Longmont, CO 80504

Management Company
Flagstaff Management
600 Coffman Ave., Ste. D
Longmont, CO 80502

The 2017 Annual Meeting of the Homeowners has been scheduled for Monday April 24, 2017 at 7:00 p.m. and will be held at the Trail Ridge Middle School at 1000 Button Rock Drive, in the Commons Area at the Main Entrance, Longmont, CO 80504. **If you are unable to attend, please submit the enclosed proxy via mail or drop off at the Management office.** A drawing will be held for those in attendance for **two (2) King Soopers** gift cards in the mount of **\$25.00!**

TWO BOARD POSITIONS OPEN

If you are interested in serving on the Board of Directors, we have two (2) positions available to be elected. With our new quorum amount voted in we will need 28 people (10% of 297 homes) to be in attendance, or via proxy. If you are interested, please contact Flagstaff Management at 303.682.0098. These positions are Volunteer only, non-paid positions.

ARCHITECTURAL REVIEW COMMITTEE (ARC) VOLUNTEER NEEDED

We have one volunteer position available for the ARC Committee. Your duties would include approving all Architectural Review Requests completed by homeowners who wish to make changes to their property. This would include but not be limited to painting, adding decks, deck covers, sheds, fencing, landscaping, etc. All requests are approved via e-mail and must be done in a timely manner for the benefit of the homeowner. The requests must also meet HOA standards as shown on page two of the DRR and in our Covenant's and Regulation documents.

BROKEN SIDEWALKS AND CRACKS IN YOUR STREET?

Did you know that from the last line in your driveway that abuts with the sidewalk is the property of the City of Longmont? Yes, good news for you! If you are plagued by unsightly cracks on your sidewalk or snake cracks in the street that you run over every day, there is a fix! Contact City Public Works at 303.651.8416 or online at CityofLongmontColorado.gov and they will schedule you for a quick repair, with no cost to you.

OUR HOA FEES AT WORK

In addition to the regular day-to-day work in keeping our community a welcome and inviting place to call home, the following are some highlights of the various accomplishments and projects for 2016.

- We switched our accounts from Wells Fargo Bank to First National Bank, which is saving us between \$40.00 to \$70.00 per month in fees.
- We added Emerald Ash Borer treatment to our regular insect control/tree fertilizer regime to provide further protection to our trees.
- We added new dog stations and dog refill bags to our lots along 17th and Abby Drive.
- The HOA replaced several broken posts and rails on the split rail fences around our neighborhood.
- The Board adopted and clarified regulations to provide guidance regarding shed installation on homeowner properties.
- We removed some dead trees, planted new ones, trimmed some that were overgrown and ground out one stump.

Moving forward, the Board will continue to look for opportunities to increase the enjoyment we all share in living here.

OUR 4th ANNUAL COMMUNITY GARAGE SALE IS SCHEDULED FOR JUNE 10th

Our Community Garage Sale has been a great success in the past three years, and we are planning to do it again on **June 10th!** So, if it didn't sell on Craigslist, pull it out to the garage and wait for the sale date. Let's do some "Spring cleaning" and purge, purge, purge! Clean out the basement, those messy walk in closets and that grungy garage, because people are ready to take those items off of your hands for cash! Signs will be displayed at the entrance on 17th, and at 17th and Alpine and on the East end of Alpine. An ad will be placed in the Times Call and on Craigslist a week prior to the event. Wishing you great success at the sale!

SPRING VALLEY RESIDENTIAL COVENANT CORNER

If you are new to the community, or just becoming more involved, you are invited to attend the bi-monthly Board Meetings of the Community. All Board Meetings are open to residents of the Spring Valley at Ute Creek Community and you are encouraged to attend to obtain a better understanding of the governance of the community. Time is allotted for homeowners to voice their concerns, comments, and suggestions for the community. Board Meetings are held bi-monthly on the **second Tuesday at 6:00 p.m. at the Flagstaff Management Office at 900 Coffman Avenue, Suite D, Longmont, CO 80502.** Board Meetings will be held on the following dates:

June 19, 2017

August 21, 2017

October 23, 2017

December 4, 2017

Please check our website www.springvalleyatutecreek.com for any changes to dates and times.

In an effort to reduce violations within the community, the following is a list of items intended to remind homeowners of their responsibilities related to the following items: **COVENANTS AND RESTRICTIONS**

- Vehicle Storage and Parking – Recreational Vehicles, Trailers, Boats, etc. are allowed within the community for maximum of 72 hours for loading and unloading purposes. Unlicensed vehicles, long term storage of vehicles, and maintenance of vehicles are not allowed on the streets or driveways within the community.
- Portable Basketball Hoops are to be properly stored when they are not in use.
- “Free Stuff” is unsightly and is prohibited; however the HOA encourages reusing and recycling. There are alternatives that preserve the visual integrity of the neighborhood while also keeping usable property out of the trash. Some of those resources include: Freecycle network – www.freecycle.org; Craigslist – www.craigslist.org; Habitat for Humanity – www.stvrainhfh.org; Disabled American Veterans – www.DAV.org; ARC Thrift Stores – www.arcthrift.com and Longmont Humane Society – www.longmonthumane.org. Items left out for one day and to be picked up by a charitable organization are exempt from this restriction.
- Seasonal Decorations – All decorations must be removed no later than 30 days after the holiday.
- Signage – No signs, including political signage, are allowed to be placed in the common areas of the community.
- Pet Clean-Up – All pet owners are required to clean up after their pets, both in the common areas of the community, and on private property. Pet feces is not only an unsightly condition, it is also a health issue and a City of Longmont ordinance that it must be removed.
- Any changes to the exterior of the property require a Design Review Request **BEFORE** any work is started. Please submit a DRR Application anytime a project on the exterior is planned. This form can be found on the community website www.springvalleyatutecreek.com or, flagstaffmanagement.com.
- Trash cans must be stored out of site when not on the curb for collection. Trash Cans should be removed from the street no later than 8:00 p.m. the day of collection.
- Article IX, Section 6, addresses temporary structures

The restricted use of PODS or similar temporary storage units (TSU) is allowed. Prior to a TSU being dropped at a home site, the Spring Valley management company must be notified. If a TSU will be on site for a period of more than two weeks from when a TSU was first dropped at the site, a written or email request must be made to the ARC Committee. The request must include the purpose of the TSU and the expected date of removal. Approvals are granted for two week increments, or for such other timeframes as may be warranted by special circumstances. An updated request is required at the end of each approved time period. Approval by the ARC Committee does not substitute for any City of Longmont requirements. For non-approval or violations, a fee of \$25 will be assessed for each day the TSU is at the home site.

MAINTENANCE REMINDERS

Last spring we sent out 18 painting reminders to homeowners whose properties were in need of painting. What a great response we had, so many of you took the request and made it happen and our neighborhood is looking great! Thank you to all of those great neighbors who improved our neighborhood!! If you are still in need of painting, please use the great weather in spring to accomplish that project. Our covenants, agreed to by every homeowner, require that homes and property be maintained. To simplify the painting process, pre-approved colors are available in the color scheme book located at the Flagstaff Management office. If you should choose your own color scheme, please remember to submit a design request review (DRR) form for approval. Please make our community a desirable place to live.

NextLight

For those of you who have missed the initial announcement about NextLight, it is now available in our neighborhood. Here are some reasons why you may want to consider it according to the City of Longmont's website! For more info visit <http://bit.ly/2oeN6j1>

1. **Because it's *that fast*.** Ookla Speedtest rated NextLight the fastest ISP in the nation in 2015 – and it didn't hurt that nearly all of our residential customers have a gigabit connection.
2. **Fifty bucks, only Fifty bucks!** One big reason is our Charter Member Deal. Sign up with us within three months of NextLight coming to your neighborhood and you get our residential gig for \$49.95 a month. That's a 50% discount – and you keep it as long as you keep NextLight.
3. **Your money gets to stay home and enjoy itself.** So where does that fifty bucks go? Right back into running, maintaining, and expanding the system. NextLight is part of Longmont Power & Communications, your community-owned non-profit power utility. So you're keeping the ones and zeros flowing as only NextLight can – and with what you're saving, you have more left in your pocket to spend on all your other needs
4. **Dotted Lines are so '80s** Good networks don't need to force people to stay. So we don't do one-year or two-year contracts; your NextLight service is month-to-month. Stay because you like us, not because you've signed your life away for the package of the moment
5. **The first light was awesome.** Longmont began making and selling its own electricity in 1912, allowing the city to bask in the brilliance of the light bulb. Which is really just light in glass – just like NextLight's fiber.
6. **It actually ... you know ... works.** Funny thing about fiber-optics – they're as thin as a hair, but they're the most reliable Internet connection around, with little down time. As for NextLight, we've built it to a standard of "five nines" – as in 99.999% That makes unplanned outages about as likely as drawing a royal flush in poker.
7. **Need help? Phone home!** When you do have a question or need to fix something – hey, we know what pets and 5-year-olds are like – it's nice to get the voice of a neighbor on the line. We're right here in Longmont, so give us a call or stop on by.
8. **You can totally impress your boss** NextLight isn't just a service you take home with you. There's a range of speeds and prices for businesses as well, from 25 megabits to the mighty gig – and we'll even go beyond that if a customer has special needs. So if you just have to have ultra-processing power to build your new pepperoni-based microchip, let's talk.
9. **The world needs more cat videos, right?** NextLight rocks upload speed. If you get a gig from us, you're getting it both ways, and that means plenty of bandwidth for dominating the virtual gaming world or sharing that two-hour documentary of Fluffy's favorite Halloween outfits.
10. **"That fiber is SO you!"** NextLight isn't just a super-cool network – it's *your* super-cool network, owned by you. Which means you must be super-cool, too. So why not log on to the best fiber in town and share that coolness with the world?

Have a wonderful Spring!!