



## ASSOCIATION NEWSLETTER

# Annual Meeting

The 2015 Annual Meeting of the Homeowners has been scheduled for Monday April 20, 2015, at 7:00 p.m. at Fire Station #3, at 1000 Pace Street, Longmont. **If you are unable to attend, please submit the enclosed proxy via mail or drop off at Flagstaff Management office at 900 Coffman Ave., Suite D., Longmont (corner of 9<sup>th</sup> Street and Coffman. A drawing will be held for those in attendance for two gift cards; a **Starbucks** for **\$25.00** and a **King Soopers** for **\$25.00**.**

## SHEDS

Recently, homeowners have asked about the HOA's policies regarding the placement of sheds on their property. Although the covenants state that sheds, as temporary structures are prohibited, the Architectural Review Committee drafted regulations allowing sheds that are not "temporary in nature", but would remain on the property "permanently and definitely". Given that the covenants and resulting regulations from the ARC raise ambiguities about what is and what is not allowed, the Board asked for a legal opinion to help clarify the matter. Based on the Information received, the Board has determined that sheds may be placed on homeowner properties under the following conditions:

1. Attaching the shed to the house. The most common method would be to have the out walls between the house and the shed, or extending the roof from the shed to the house would also be acceptable. In any event, the shed must be as close to the house as possible.

AND/OR

2. Installing a concrete slab under the shed. The shed would need to be permanently attached to the slab.

Either option would ensure that the shed would not be considered a temporary structure and that it is a permanent fixture on the property.

Any HOA member desiring to install a shed must submit a Design Review Request (DDR) and receive approval from the Architectural Review Committee prior to commencing any work.

### BOARD OF DIRECTORS

*Mark Doherty – President*  
*Monty Meduna – V. President*  
*Ananda Etcheverry – Secretary*  
*Janice Black – Treasurer*  
*Robert Harlow – Mbr at Large*  
*Rich Koslowski – Mbr at Large*

### ARCHITECTURAL REVIEW

#### COMMITTEE

*Cecilia DeVilliers*  
*Martine Dor*  
*Jill Kellam*  
*Walter Dietrich*

### ANNUAL MEETING

April 20, 2015 at 7:00 p.m.  
at  
**FIRE STATION #3**  
1000 Pace Street, Longmont, CO  
80504

### MANAGEMENT

*Flagstaff Management*  
900 Coffman Ave., Ste. D  
Longmont, CO 80504  
Ph: 303.682.0098  
Fax :303.682.1111

Email: [Fmc900@flagstaffmanagement.com](mailto:Fmc900@flagstaffmanagement.com)

Web: [www.flagstaffmanagement.com](http://www.flagstaffmanagement.com)

## NOTICE BOARDS

The Spring Valley HOA is considering installing several notice boards through the neighborhood. The boards would be used to post information about the HOA activities and other notices, and would be visible as people walk about the neighborhood. Do you have an opinion one way or the other about installing the notice boards? If so, please provide your feedback at the Annual Meeting, or to Flagstaff Management.



## 2<sup>nd</sup> ANNUAL COMMUNITY GARAGE SALE

**Saturday June 13<sup>th</sup>**

**8:00 a.m. to 1:00 p.m.**

Our Community Garage sale was a great success last year, so we have planned to do it again! Get ready to purge! Clean out the basement, closets and that messy garage! Signs will be displayed at the entrance at 17<sup>th</sup> and at Alpine and 17<sup>th</sup> and the east end of Alpine. An ad will be placed in the Times Call and on Craig's List a week prior to the event. We had so many Garage Sale fans that our items were gone by 11:00 a.m.

## OUR HOA FEES AT WORK

Some of the projects that are ongoing and in progress is the completion of fencing along 17<sup>th</sup> Street to Alpine Drive. The lighting at the 17<sup>th</sup> Street entrance is being updated with new wiring and replacing outdated fixtures and installing more economical bulbs. Spring flowers will be planted in April.

## MAINTENCE REMINDERS

Homeowners are reminded that it is their responsibility to maintain the exterior of their home, including but not limited to landscaping, exterior painting and exterior staining of fencing. A recent survey of the community shows that many properties are still in the original paint of 18 years and many fences between homes are water stained and in need of an oil based stain (longest lasting). Please make an effort to keep our Community a desirable place to live. A color book is available at Kwal Paint's and at the Management office for pre-approved color suggestions, but not a requirement.

## BOARD MEETINGS

If you are new to the community, or would like to become more involved, you are invited to attend the bi-monthly Board Meetings. All Board Meetings are open to residents of the Spring Valley at Ute Creek Community and you are encouraged to attend.

Time is allotted for homeowners to voice their concerns, comments, and suggestions for the community. Board Meetings are held bi-monthly on the second Monday at 6:00 p.m. at the **Flagstaff Management office at 900 Coffman Avenue, Suite D., Longmont.**

Board Meetings will be held on the following dates:

May 11, 2015    July 13, 2015    Sept. 14, 2015    Nov. 9, 2015

We're on the web!

[www.springvalleyatutecreek.com](http://www.springvalleyatutecreek.com)

Email Cecilia De Villiers to be put on the homeowner list and given an ID and password.

Ceciliadevilliers@comcast.net

## Covenant Corner

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:

- 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 with 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. Some of those resources include: [www.freecycle.org](http://www.freecycle.org); – [www.craigslist.org](http://www.craigslist.org); – [www.arcthrif.com](http://www.arcthrif.com) – [www.longmonthumane.org](http://www.longmonthumane.org).
- 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.
- Any changes to the exterior of the property require a Design Review Request **BEFORE** any work is started. Please submit a DRC Application anytime a project on the exterior is planned. This form can be found on the community [www.springvalleyatutecreek.com](http://www.springvalleyatutecreek.com), or, [flagstaffmanagement.com](http://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.
- PODS: 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.