

ASSOCIATION NEWSLETTER



MESSAGE FROM THE BOARD

The 2014 Annual Meeting of the Homeowners has been scheduled for Monday April 21, 2014 at 7:00 p.m. and will be held at the Fire Station No. 3 at 1000 Pace Street, Longmont. Please make plans to attend, or submit the enclosed proxy if you are unable to attend. **55 homeowners are required to be present either in person or by proxy to hold the meeting, so your attendance is needed. If you are unable to attend, please submit the enclosed proxy.** A drawing will be held for those in attendance for two gift cards; **Safeway for \$25.00**, and a **King Soopers for \$25.00**.

ARCHITECTURAL REVIEW COMMITTEE VOLUNTEERS NEEDED

A Chairman and four volunteers (5) are needed to join the Architectural Review Committee. As a Committee member you will review "Design Review Requests" from Property owners who are making any changes to their property such as painting, landscaping, decks, pergolas, etc. The committee will approve, disapprove or approve with conditions in a timely manner so that the Property owners or their Contractors can begin the project. This is a great opportunity to make a small commitment of time to make a big contribution to the community.

TREE MAINTENANCE

Trees within the community are maturing nicely. Homeowners are strongly encouraged to maintain their trees with regular pest treatments, pruning, as well as nutrient treatments. Proper care of trees is necessary to avoid damage and or total loss of the tree due to disease/pests/wind and snow damage.

Additionally, a very aggressive and detrimental pest, The Emerald Ash Borer, has now been confirmed in Boulder County. Every homeowner with an Ash tree in their yard should be treating their trees each year to prevent the loss of their tree from this very aggressive pest. A full report on the Emerald Ash Borer can be found on www.emeraldashborer.com

BOARD OF DIRECTORS

Mark Doherty – President

Monty Meduna – Vice President

Janice Black – Treasurer

Ananda Etcheverry – Secretary

Robert Harlow – Mbr at Large

Rich Kozlowski – Mbr at Large

E-mail

Cecelia Devilliers – ARC Chair

Fmc900@flagstaffmanagement.com

Spring Valley at Ute Creek Website

Please visit the Spring Valley at Ute Creek Website for the latest news, information and downloads on our community. You may visit us at

www.SpringValleyatUteCreek.com

ANNUAL MEETING

April 21, 2014 at 7:00 p.m.

Fire Station #3

**1000 Pace Street, Longmont,
CO 80501**

SPRING VALLEY RESIDENTIAL ASSOCIATION 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 Monday at 6:30 p.m. at the Flagstaff Management Office at 900 Coffman Avenue, Suite D, Longmont, CO 80502. Board Meeting dates will be held on the following dates:

April 21, 2014 7:00 p.m. Annual Meeting – Fire Station 3
May 19, 2014 6:30 p.m., 900 Coffman St., Ste. D
July 21, 2014 6:30 p.m., 900 Coffman St., Ste. D
Sept.15, 2014 6:30 p.m., 900 Coffman St., Ste. D
Nov. 17, 2014 6:30 p.m., 900 Coffman St., Ste. D

Items discussed at Board Meetings are a report of the current covenant violations of the community. In an effort to reduce those violations, 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 while also keeping usable property 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 DRC Application anytime a project on the exterior is planned. This form can be found on the community 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.

- PODS
- 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.

COMMUNITY GARAGE SALE DATE

Clean out the garage and the basement too, and get ready for the **Spring Valley at Ute Creek Community Garage Sale**. All homeowners are welcome to participate at their individual property. The sale starts at 8:00 a.m. on Saturday June 14th. Signs will be placed at the entrances and an ad will be placed in the newspaper 1 week prior to the event.

MAINTENANCE REMINDERS

Homeowners are reminded that it is their responsibility to maintain the exterior of their home, including but not limited to the landscaping, painted surfaces and fencing. A recent survey of the community shows that many properties require maintenance. Please make an effort to keep our Community a desirable place to live.

Regards,

The Board of Directors
Spring Valley at Ute Creek