



ANNUAL MEETING

BOARD OF DIRECTORS

Mark Doherty – President

Monty Meduna – Vice President

Ananda Etcheverry – Secretary

Janice Black - Treasurer

Robert Harlow – Mbr at Large

Rich Kozlowski – Mbr at Large

Cecilia De Villiers – Mbr at Lrge

Architectural Review Committee

Cecilia DeVilliers

Martine Dor

Jill Kellam

Brandy Duff

Andrew Strauss

ANNUAL MEETING

April 11, 2016 at 7:00 p.m.

Trail Ridge Middle School

Main Entrance - Commons Area

*1000 Button Rock Dr.,
Longmont, CO 80504*

Management Company

Flagstaff Managemen,LLCt

900 Coffman Ave., Ste. D

Longmont, CO 80501

The 2016 Annual Meeting of the Homeowners has been scheduled for Monday April 11, 2016 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 gift cards in the amount of **\$25.00** each from **King Soopers**.

OUR NEWSLETTER IS GOING DIGITAL

Starting in 2017, we will no longer be sending out our newsletter through the mail, but will only be sending it to our email list, and publishing it on our website. This will help our HOA cut down on printing and mailing expenses, and is good for the environment. You may subscribe to our email list by using the form on our website <http://www.springvalleyatutecreek.com>. The current newsletter, along with previous newsletters, can be viewed here; <http://www.springvalleyatutecreek.com/docsLinks.php>. For those of who have not yet had a chance to visit our website, you can find the following: dates for our board meetings, information on the annual meeting, HOA documents, Articles of Incorporation, By-Laws, CC&R's, Design Review request form, newsletters, board meeting minutes, annual meeting minutes and other information. Some of this requires a login to view, which homeowners can obtain by sending an email to admin@springvalleyatutecreek.com. For those who do not use the internet, please contact Flagstaff Management to receive your newsletter by mail.

MEET OUR WEBSITE DEVELOPER

Homeowner Andrew Strauss has taken over maintaining our HOA's website. He has a degree in computer science from UCSD, and has worked in the tech industry for many years. He currently develops websites, iOS apps, and Android apps. Later this year, he will be working on modernizing our website. If you have any suggestions, feel free to let him know at admin@springvalleyatutecreek.com.

Thank you to the Homeowners who dressed out golfers in Bronco colors for “SUPER BOWL” SUNDAY! Congratulations Broncos, great win!!



OUR 3rd ANNUAL COMMUNITY GARAGE SALE IS SCHEDULED FOR JUNE 11th

Our Community Garage Sale has been a great success in the past two years, and we are planning to do it again on **June 11th!** 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, at 17th and Alpine and on 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. Wishing you great success at your 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 Monday 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:

May 9, 2016

July 11, 2016

Sept. 12, 2016

Nov. 14, 2016

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: **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 DRC Application anytime a project on the exterior is planned. This form can be found on the community website www.springvalleyatutecreek.com.
- Trash cans must be stored out of sight 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

If you have painted your house in the recent past, thank you for helping to keep our neighborhoods looking good. On the other hand, if your house still has its original paint, it undoubtedly needs to be painted. There is no easy way to write this folks, but if that sounds like your house, you need to paint it. And you need to paint it this summer. 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.