



## ANNUAL MEETING

The 2018 Annual Meeting of the Homeowners has been scheduled for Monday March 19, 2018 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 proxy that was provided to you in February and either mail it or it 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.

## LANDSCAPING IN THE COMMON AREAS

Our Board Member Rich Kozlowski, has been working with various Vendors to insure that our community open space grounds are being cared for and the upkeep is also kept to an affordable price for our HOA. Rich worked with Bee's and Trees in identifying 3 unhealthy trees dying from last year's drought. The Vendor replaced those trees at their cost with the agreement that Rich would water them through the winter months. Rich also worked with a local sod farm to replace sod in various areas of the community areas that had been affected by mites, at a savings of \$2500 less than other bidders. Rich is now working on bids for asphalt repairs on the eyebrow lots along Alpine Drive.

Please communicate any concerns about the HOA open space areas i.e.; sprinklers malfunctioning or overwatering, dying grasses, trees, etc. to Flagstaff Management at 303.682.0098 or email: [fmc900@flagstaffmanagement.com](mailto:fmc900@flagstaffmanagement.com)

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### 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*

*Beth Stahlman*

*Damian Wise*

*Jeff Ruder*

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### MANAGEMENT CO.

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*Flagstaff Management*

*600 Coffman Ave., Ste. D*

*Longmont, CO 80502*

*Phone 303.682.0098*

*Fax 303.682.1111*

*Website:*

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

*E-Mail*

[fmc900@flagstaffmanagement.com](mailto:fmc900@flagstaffmanagement.com)

## OUR 5th ANNUAL COMMUNITY GARAGE SALE IS SCHEDULED FOR JUNE 9th

Signs will be displayed at the entrance on 17<sup>th</sup>, and at 17<sup>th</sup> and Alpine and on the East end of Alpine. The HOA will put an ad in the Times Call, Craig's List and on Next Door a week prior to the event. Thanks to those who put out the "Hot Pink" garage arrows on your street corners so that those hunting for a deal could find your property. Wishing you great success at the sale!

### ARCHITECTURAL REVIEW REMINDER

With Spring fast approaching, the Board would like to remind all homeowners of the architectural review process for the association. Your Declaration of Covenants requires that no improvements be made on any property unless approved by the Architectural Review Committee (ARC). Prior to beginning any project you will need to go through the architectural review process, for the Association. Your Declaration of Covenants requires that **no improvements be made on any property unless approved in advance by the Architectural Review Committee (ARC)**. The process can take 30 days, but it can be accomplished in 2 weeks or less if the DRR has been completed correctly. Please take a few minutes to read the Design Review Guidelines to familiarize yourself with the exact requirements and procedures. Homeowners can find a copy of the Design Review Request Form (DRR) and Design Guideline Instructions for Specific Requirements for Submission at [www.springvalleyatutecreek.com](http://www.springvalleyatutecreek.com) or [www.flagstaffmanagement.com](http://www.flagstaffmanagement.com). Failure to obtain permission prior to starting your project is a violation of the Covenants and could lead to your having to remove the improvements and incur costs or fines associated with resolving the violation.

### BOARD MEETINGS

If you are new to the community, or just want to become 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 **third 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 21, 2018

July 23, 2018

September 24, 2018

November 19, 2018

Please check our website for any changes to dates and times for the board meetings.

### Nextdoor

Over 200 Spring Valley at Ute Creek residents are using **Nextdoor** to keep in touch with neighbors and their experiences with contractors, painters and repairmen, lost and found pets, etc. **Nextdoor** is a free social networking service that allows users to connect with people who live in the neighborhood. It is completely independent from your HOA. The site does have privacy safeguards and is completely voluntary. Go to [www.Nextdoor.com](http://www.Nextdoor.com), if you would like to learn more.

## SPRING VALLEY AT UTE CREEK 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: **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](http://www.freecycle.org); Craigslist – [www.craigslist.org](http://www.craigslist.org); Habitat for Humanity – [www.stvrainhfh.org](http://www.stvrainhfh.org); Disabled American Veterans – [www.DAV.org](http://www.DAV.org); ARC Thrift Stores – [www.arcthrift.com](http://www.arcthrift.com) and Longmont Humane Society – [www.longmonthumane.org](http://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.
- 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.