

# SAND CREEK VILLAS COMMUNITY ASSOCIATION, INC.

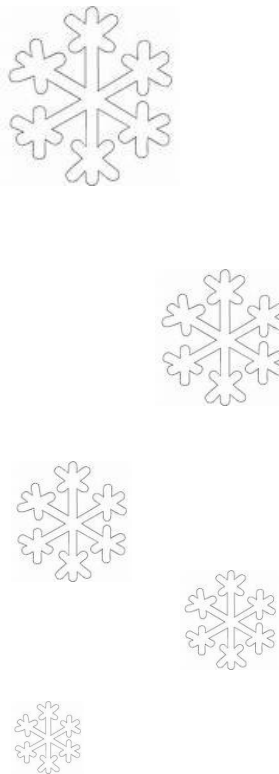
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Fall 2007

WELCOME ALL NEW OWNERS & RESIDENTS

## TIS' THE SEASON FOR WINTER!

Winter has made its first showing. If you have a hose attached to your home, please remove the hose from the building each time you use it to avoid frozen pipes. Also note that last year there was a problem with snow in attics, so please take pre-cautions. Snow removal, after each storm, is scheduled to begin after there is 2" or more of accumulated snow on sidewalks and 4" on the streets. Snow removal is a path to your door, sidewalks, and streets. The use of ice melts on the concrete will void your concrete warranty with Pulte. Please be patient we are not the only area that ValleyCrest is plowing. However, if ValleyCrest doesn't come after a reasonable length of time or your home gets missed please call me and let me know.



### GENERAL INFORMATION

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- **Porches:** Porches are not to be used for storage. This includes trash.
- **Modifications:** Plants cannot be added to a common area without prior approval.
- **Dues:** Dues are payable on the first day of every month. A \$20.00 late fee will be added on the 10th day of the month.
- **Warranty Issues:** Each home is under warranty for the first year. Owners are asked to be diligent about addressing warranty issues during the one year period in order to reduce the liability to the association at a later date.

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## GATES

Please do not drive through the gates during a snow storm when there are large drifts in the gate area. Last year we had a car stuck in the drift that was not visible and fortunately ValleyCrest was informed before the plows arrived. ValleyCrest has been told to keep the gates open and in doing so will be using plows to remove the snow. If a car is stuck it would be very easily hit when visibility is poor. In addition if a car is stuck in the gate area ValleyCrest is unable to get in with the plows to clear our streets. Tom Hart will be shutting down the gates any time the weathermen are calling for snow. Thank you for your cooperation in this matter.



## FIVE WAYS TO KEEP FEES DOWN

1. Clean up after yourself and make sure that you put the trash in the trash bins.
  2. Be kind to landscaping. Don't destroy or let your dog destroy anything. Remember you pay for the damage done by your dog(s).
  3. Keep your property looking nice.
  4. Know the rules and regulations.
  5. Don't let your young ones play in or with the sprinkler system, the damage they do comes out of your pocket
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Sand Creek Villas is having a drawing. Anyone who decorates for the holiday season will be entered. Two \$25.00 gift certificates will be given away. This is not a contest, and the community is encouraged to participate. It should be fun and from the porches last year I think it will be a big success. Just a reminder holiday decorations may be displayed 30 days prior to the holiday and need to be removed within 14 days following the holiday.

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## BE ON THE LOOK OUT FOR RODENTS

Sand Creek Villas has had a report of a rat in a garage. Rats are some of the most troublesome and damaging rodents in the United States. They consume and contaminate food, damage structures and property, and transmit parasites and diseases to other animals and humans. Rats live and thrive under a variety of climates and conditions; they are often found in and around homes and other buildings, and open fields. Good house-keeping in and around buildings will reduce available shelter and food sources. Seal cracks and openings in buildings leaving no hole larger than 1/4 inch. Coarse steel wool is an excellent material for plugging gaps and holes. Trapping is the safest and most effective method for controlling rats in and around homes and garages. Please be on the lookout so we can stop them before we have any damage.

## THE SCOOP ON THE POOP

Besides being a nuisance, uncollected dog waste is a serious problem for our association. The next time you're tempted to leave your dog's droppings on the lawn, please remember these facts:

1. The EPA is becoming more aggressive about enforcing the Clean Water Act. Our association could be fined if the dog waste goes uncollected.
2. Uncollected dog waste may lead to a "special assessment", which is a type of fine assessed by the EPA. If this fine is levied, it is done so against all members of the community- not just those who are dog owners.
3. The appearance and quality of the common areas are known to affect all aspects of property value and sales - everything from final sales price to whether or not the property sells at all.
4. The more residents that complain about dog waste, the more time the manager must spend on the enforcement of this issue, which further detracts from time spent on other issues.
5. Uncollected dog waste spreads disease and attracts rodents who feed on pet waste.



***If you would like Solar Walkway Lights. A pre-approved light is Hampton Bay Model 79330 available at Home Depot***

## TIS' THE SEASON TO PARTY

With all the parties that will take place during the holiday season, please be considerate of your neighbors. If you are subjected to a loud party that is disturbing, you have every right to ask the host of that party to keep the noise to a minimum. If that complaint does not solve the issue, please feel free to contact the police so a third party can handle the situation. Please note: per the Rules and Regulations of your community, quiet hours are from 10:00 PM – 7:00 AM. Thank you for keeping your neighbors in mind during this holiday season. Happy Holidays!



***Please note that lights attached to your home are your responsibility to change when burnt out. Please contact Manager for common area lights.***

# THE SAND CREEK VILLAS COMMUNITY ASSOCIATION, INC.

P.O. Box 26422  
Colorado Springs, CO 80936

## **BALANCED BOOKEEPING & COMMUNITY ASSOCIATION MANAGEMENT**

**COMMUNITY MANAGER:**  
KRISTIE MCKITTERICK

P.O.Box 25696  
COLORADO SPRINGS, CO 80936  
PHONE: (719) 593-9811  
EMAIL: BALBOOKACC@AOL.COM

### Attention Renters: Welcome to the Neighborhood

If you rent a home in our community, you're part of our community association, and we welcome you. We'd like to meet you at our community events, meetings, and social gatherings.

Sometimes we can't reach you to announce a meeting, especially if you're leasing from an out-of-state owner or a corporation. Be sure to inform your landlord that you would like to be informed of community events. In case your landlord hasn't passed along this information, here are a few tips to make living in our community enjoyable and stress free:

- All residents—owners and renters—must comply with association rules and regulations. They're reasonable rules to protect property values, preserve the nature of our community, and make life more enjoyable for everyone. If you need a copy of our rules, please contact the manager or a board member. The association has the legal authority to enforce all rules, which we do—equitably and consistently. We don't like to take action against those who may not have received this important information, but it's our obligation to do so.
- Renters are entitled to all the privileges of association membership except voting.
- You don't have to own your home to be interested in your community. If you'd like to volunteer for a committee or other type of service to the association, we can't wait to meet you. Responsible, service-minded residents are the backbone of our association regardless of their ownership status.

So, welcome to our community. We want you to enjoy your experience here—perhaps enough to become an owner some day.

## BOARD MEMBERS & MEETING INFORMATION

### BOARD MEMBERS:

**President:** Richard vanSeenus

**Vice President:** Tom Hart

**Secretary Treasurer:**

### **MEETINGS:**

*Board meetings are held on the 2nd Wednesday of March, June, September, and December at the models. All meetings are to start by*

*6:00 PM.*

*Annual Meeting Dec. 12, 2007, 6:00pm, Stetson Hills Police Station*



Sand Creek Villas Community Association  
P.O. Box 26422  
Colorado Springs, CO 80918

Address Service Requested