

SAND CREEK VILLAS COMMUNITY ASSOCIATION, INC.

Fall 2008

WELCOME ALL NEW OWNERS & RESIDENTS

A NOTE FROM THE VICE PRESIDENT

Time really does fly. When my wife and I bought our home there were two families, before long there were four, then eight then twelve, and Sand Creek Villas continued to grow. It has been fun watching our community grow, getting to know new arrivals, helping each other move in. We all knew each other back then, but we've outgrown that, we've also outgrown our over abundance of parking, which is the subject of this article. We no longer have an over abundance of parking, in fact, we're out of parking.

Since the beginning we have resisted enforcing or even mentioning covenant, number 20 under Article IX Restrictions which states that garages shall be used for parking automobiles and other motorized vehicles only and shall not be converted for living or recreational activities or for storage which prevents the parking of an automobile therein. This is pretty straight forward, garages are for parking cars, not storage. If you care to do the math, when completed there will be 120 residences with parking for 240 automobiles in garages. There are 29 guest parking spaces plus 4 handicapped spaces. It's easy to see that we've got to park in our garages. There are 16 residences with longer driveways where vehicles can be parked and not extend to or beyond the curb, providing some with additional parking. And, no we can't park sideways on short or nonexistent driveways. We have to leave the roadways clear for emergency vehicles and of course we need to be considerate of our neighbors. We can continue to wash and wax our cars so long as we are with the vehicle and can move it if necessary.

There are a few families who have three vehicles. This is a small number and the HOA will make every effort to accommodate these families on a case by case basis consistent with the best interest of the community.

Every homeowner should have received a copy of the Declaration of Covenants, Conditions and Restrictions of Sand Creek Villas Community Association. Leases or renters should have either received a copy or been advised of the contents prior to moving to the community. If you would like a copy please see the Pulte sales office or contact the HOA.

There are two more items I feel must be mentioned. 1. Article IX Restrictions number 1. General Plan. It is the intention of the declarant to establish and impose a general plan for the improvement, development, use and occupancy of the lots, all in order to enhance the value, desirability and attractiveness of the lots and sub serve and promote the sale thereof. We all want a decent, attractive place to live for all of us, that we can be proud of and that will increase in value over time. 2. Dog owners, you are great! Little to no feces, it's the little things that mean so much.

— Tom Hart

Sand Creek Villas Vice President

GENERAL INFORMATION

- **Porches:** Our number one violation is items stored on porches, so please keep your porch clean.
- **Modifications:** In order to add anything to the outside of your home you need to submit an application to the board asking for approval before doing so.
- **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.





NEED HELP CONTACTING THE PROPERTY MANAGER?

Those who are reporting maintenance concerns can contact Kristie McKitterick, with Sand Creek Villas Community , at (719) 593-9811. Please be prepared to give the exact location, along with a complete description of the problem. All other issues and complaints are to be sent in writing to: Sand Creek Villas Community Association, P.O. Box 26422, Colorado Springs, CO 80936. Alternatively, you can email your concerns to Balbookcam@aol.com. To ensure prompt resolution of all issues, please include all relevant information including who, what, where, and when. Also please do not forget the address where the violation is occurring.

Want to win a gift card?

This year the annual meeting will be held at Stetson Hills Police Station on October 28, 2008, at 6:00pm. Stetson Hills Police Station is located at 4110 Tutt Blvd. Each year it is important to vote to re-elect your board and have inputs into the decisions that help run the association. This year it will be especially important because will be transitioning from a developer-controlled board to a homeowner controlled board. Every homeowner who sends in their proxy, ballot or attends the meeting will be entered into the drawing for two \$25.00 gift certificates. Without enough proxies, ballots or homeowners at the meeting we will be unable to have a meeting. Please send in your proxies or ballots as soon as you get them or plan to attend the meeting. Every vote counts.

KEEPING SAND CREEK CLEAN

For the past two years Sand Creek Villas has been a great place to live. It has been quiet and clean even with construction, and the neighbors have been friendly and helpful, including construction crews. Recently, however, a problem seems to be developing. Beer bottles are being left sitting on curbs or broken on the sidewalks and not cleaned up.

We can all see that this is a health and safety issue, many of our children and quite a few of our adults find that warm weather and bare feet go together and none of us want to see someone hurt because of another persons carelessness.

We all have an interest in this community whether we own our property or are leasing. Do we want an environment that is attractive and clean, where we feel safe and our children are safe, one that we can be proud of? Or, are we content to live on Tobacco Road? Please let the one or two or three who haven't caught on yet know that we like Sand Creek Villas and would like their cooperation in keeping it clean and safe for all of us.

FUN FACTS

You are among the more than 60 million Americans who live in homeowners associations and condominium communities. We think most residents are happy living in our community—and we certainly hope you are among them—but how do these 60 million residents feel about their own associations? Are they happy with their elected boards? How do they feel about the rules?

The Foundation for Community Association Research, an affiliate of Community Associations Institute (CAI), sponsored a national public opinion survey to answer these and other questions.

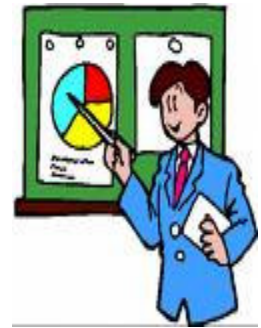
The research, conducted by Zogby International, shows that more than seven in 10 community association residents say they are satisfied with their community association experience. Only 9 percent express dissatisfaction, and 19 percent are neutral on the question.

Here are more findings from the November 2007 survey:

- 88 percent of community association residents believe their association board members strive to serve the best interests of the community.
- 73 percent say their professional managers provide value to their communities.
- 77 percent say they get a good return for their assessments, while 20 percent expressed some level of dissatisfaction.
- 74 percent believe their community association rules "protect and enhance" property values. Only 3 percent say rules harm property values, while about 22 percent see no difference.

According to Zogby, 86 percent of respondents said they knew they were moving into an association when they decided to purchase or rent a home in their community. For 61 percent, the existence of an association had no impact on their decision, but 30 percent said the association made them more likely to buy or rent. Only 9 percent said they were hesitant to join an association community. This finding should tell sellers and realtors that the existence of a well-run association can and should be part of the sales pitch.

While these findings are positive, we'd like to think that we would do even better than the national averages. If you don't think that's the case, we encourage you to bring your concerns to our manager or the board.



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

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

LET IT SNOW

Just a few reminders:

- Remove the hose off your house to prevent frozen pipes
- Do not turn your thermostat below 67 degrees
- The sidewalks are only shoveled after there is 2" of snow on the ground
- The streets are plowed after 4" of snow
- Do NOT use ice melt it will void your warranty on your concrete
- Also we ask that you remain patient through the snow because we are not the only place that TJP is plowing.
- If you do have questions or comments please call us at 719-593-9811



Caution! Gates and snowdrifts don't mix.

The winter of 06-07 was great for those who love snow, but caused problems for the residents of Sand Creek Villas. Snowdrifts, great big snowdrifts were across the gates. Don't ask me why, but if we get a heavy snow with some wind we could find six foot drifts across the gates again this winter. This happened several times during Sand Creek's first winter. One of our residents attempted to drive through a five footer with a Saturn sedan which remained buried in the gate for two days. **DO NOT ATTEMPT TO DRIVE THROUGH A DEEP DRIFT.** If you choose to ignore this warning and get stuck, make sure that the vehicle is visible. A piece of cloth on the antenna or on a pole works. Don't be shy about asking for help if stuck, remember we are neighbors, two or three people is usually all it takes to get a car moving again. Snowplows will be coming through and if they can't see a buried car they may unintentionally turn it into scrap. Cars stuck in the gates cause another problem, the roads don't get plowed. If the weatherman is calling for snow the gates are turned off and will remain open. On another note, the Dublin gate can only be opened with a remote control. If you would like to purchase another remote please call 719-593-9811.



THE SAND CREEK VILLAS
COMMUNITY ASSOCIATION,
SANDCREEKVILLAS.COM

P.O. Box 26422
Colorado Springs, CO 80936

BALANCED BOOKKEEPING &
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: Nate Skrdla

Vice President: Tom Hart

Secretary/Treasurer: Daryn Strop

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 Oct. 28, 2008, 6:00pm, Stetson Hills Police Station



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

Address Service Requested

