

SAND CREEK VILLAS COMMUNITY ASSOCIATION, INC.

SPRING 2008

WELCOME ALL NEW OWNERS & RESIDENTS

Love Your Dog, Love Your Community

If you have walked around Sand Creek Villas complex recently you will have noticed that the grassy areas are littered with dog feces. This is not only unsightly, but offensive, and a clear case of twenty percent of the dog owners causing eighty percent of the problem. As the weather warms up this may present a health hazard as well. There are two possible solutions to this problem. It is preferred that you clean up after your dog. The plastic bags our newspapers come in are excellent for this purpose. Take one with you on your walks. If you see someone not cleaning up after their dog, note the breed or a description and the address of the owner and notify the Homeowners Association. Or, we may find that we have to hire someone to clean up. This could require an increase in the HOA dues for everyone.

As construction nears an end, Sand Creek Villas is becoming a great place to live. I hope we can all pitch in and make it a community we can be proud of.

Tom Hart

V.P. Sand Creek Villas

Board of Directors



GENERAL INFORMATION

- **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.

We love dogs—we really do. That's why the association is committed to enforcing the city leash law on association property. According to the U.S. Humane Society, an unleashed dog has an average life span of less than four years? Allowing your dog to run free threatens your dog's health and welfare and the happiness it brings to you.

We also love our community. That's another reason the association is committed to enforcing the city leash law—so all residents may enjoy our community.

We trust we can count on you for voluntary compliance with the leash law. We don't like to call animal control, but we won't have any choice if your dog is running free.

What is this Thing Called Fiduciary Duty?

From time to time you may hear that the board of the association operates in a fiduciary capacity for the homeowners. Or you may read about the board's fiduciary responsibility in the governing documents. Just exactly what does this mean?

Fiduciary duty simply means the board has an ethical and legal obligation to make decisions in the best interests of the entire association. That's a small explanation for a very big responsibility.

Fiduciary duty includes a duty of loyalty to the association, which means that board members should never use their position to take advantage of the association. They should never make decisions for the association that benefit themselves at the expense of the association and its members.

Fiduciary duty also includes the duty to exercise ordinary care. This means board members must perform their duties in good faith and in a manner they believe to be in the best interest of the association, with such care as an ordinary prudent person in a similar position under similar circumstances would use.

In short, boards must act in the best interests of the association and act reasonably.

BOARD MEMBERS FULFILL THEIR FIDUCIARY DUTY BY:

- Developing and using a formal budgeting process
- Establishing and adhering to budgetary guidelines
- Making sure the budgeting process reflects the wishes of the association members
- Promoting understanding and acceptance of the reserve accounts among the members
- Collecting sufficient fees to adequately operate the association
- Soliciting bids and negotiating appropriate contracts
- Authorizing expenditures

As it gets closer to the time the homeowners will take over, please consider getting involved with the association. We will need two new board members at turnover. If you are interested, please contact Kristie McKitterick 593-9811.

APRIL SHOWERS BRING MAY FLOWERS

With all the moisture we have been receiving over the past months the grass should look green and the flowers beautiful. Adding flower pots is a great way to give the spring look to your home. However make sure you have a coaster under the pot. Even though you can not plant flowers in the common area don't let that stop you from adding colorful flower pots to your front porch area.



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.



Garages are not to be used as storage, making it impossible to park cars in them. Parking is limited please be considerate.

SPRINKLER SYSTEMS

We all know that water doesn't come cheap. If you notice that your sprinkler system has a leak or is running to much we want to know. Please contact Kristie McKitterick (719) 593-9811.



WEBSITE UNDER CONSTRUCTION

The website for Sand Creek Villas is under construction. It should be completed any time. Go onto sandcreekvillas.com and check it out. We will have notices, newsletters, covenants and general information on the site.

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

The Association would like to create a new forum within this newsletter where residents may discuss any ideas or positive issues regarding the Sand Creek Villas Community. Any and all members are encouraged to participate, you may remain anonymous if you choose. In addition to this, we may suggest a specific topic for discussion.

We encourage you to put your thoughts in writing and send them to us via regular mail or email. We look forward to reading what our community members have to say.

The Sand Creek Villas Community Assoc.

P.O. Box 26422

Colorado Springs, CO 80936

Email: Balbookacc@aol.com

BOARD MEMBERS & MEETING INFORMATION

BOARD MEMBERS:

President: Mr. Daryn Strop

Vice President: Mr. Tom Hart

Secretary Treasurer: Mr. Nate Skrdla

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.

Please note that from time to time meetings need to be changed please check out the website before coming to a meeting.



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

Address Service Requested