

SAND CREEK VILLAS COMMUNITY ASSOCIATION, INC.

Spring 2009

WELCOME ALL NEW OWNERS & RESIDENTS

SAND CREEK VILLAS COMMUNITY PRIDE DAY

I don't know what we've done to deserve 60 and 70 degree temperatures, but whatever it is, keep it up. I encourage everyone to take advantage of the warm weather while it lasts, walk around the complex, look at the new construction and meet some of the great neighbors you haven't met yet. There are friendly and interesting people living here, teachers, military, retirees, some who work at the U.S. Olympic Committee, students, speech therapist, sales people, a physical trainer and more. The homeowners of Sand Creek climb fourteeners, drag themselves up the Manitou incline, mountain bike, motorcycle, camp, hike, walk dogs, spoil cats, eat too much, complain about putting on weight and try, sometimes successfully, to quit smoking. We're just folks, and pretty good folks at that. Come on out and meet us.

To facilitate our getting together the HOA board of directors has planned the first Sand Creek Villas Community Pride Day on May 2, or if weather interferes, May 9. For a couple of hours that morning we will have the opportunity to work together on community spring cleaning around our own buildings. Additional information will be provided as May 2 gets closer. The HOA will provide trash bags along with coffee and donuts and we will be out there helping, after all, we live here too. We are looking forward to a little bit of work, a lot of socializing and a coming together of community. By Tom Hart



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:

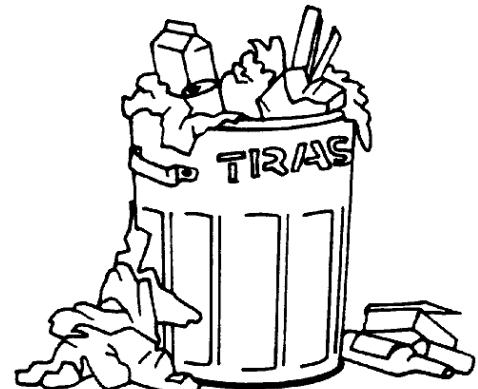
Dues are payable on the first day of every month. A \$20.00 late fee will be added on the 10th day of the month.

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.

TRASH TOTES

Please keep in mind that trash totes must be kept out of public view. The best place for them is usually in your garage. This has been a more common violation. So just a tip: keep your trash tote tucked away.



PARKING

A year or so back we included an article about the guest parking spaces and that we were rapidly running out. We are there. There are no additional parking spaces for the final three buildings.

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. There are storage units available nearby and the wire shelving found in our closets is available at Lowe's and Home Depot. This is an easy and inexpensive solution to most storage problems. When completed Sand Creek Villas will have 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 so long as they do not extend to or beyond the curb, providing some with additional parking. We can not park sideways on short or nonexistent driveways, roadways must be kept 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 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 contact the HOA. By Tom Hart



THEY'RE SORTA MORE LIKE GUIDELINES

There exists a set of rules for those of us who write or contribute to HOA newsletters. These rules (guidelines) suggest that we keep it positive because nobody likes being bombarded with negativity, we get enough of that from television and the newspapers. I'm going to attempt to put a positive spin on a negative situation that has affected all of us to some degree. Spin, by the way, is how politicians attempt to make something smell better after they've stepped in it.

Many of our residents are concerned and some have asked about the value of their homes compared to the balance on their mortgage. As the first resident of Sand Creek Villas I am perfectly positioned to address this concern. My mortgage is for just over \$200,000. The same model in one of the final three buildings will sell for somewhere in the neighborhood of \$180,000, meaning I'm upside down by approximately \$20,000. I say approximately because according to a Pulte representative, prices were increased slightly on January 1, so some units may have sold for even less. No, I am not happy. However, before buying in Sand Creek Villas my wife and I shopped many new developments in and around Colorado Springs comparing amenities and costs. I am content that I paid the fair market price at the time of purchase. When the housing market started unraveling a year or so later, Pulte and most if not all other builders, had no choice but to lower their prices. It's futile to play the blame game, it is what it is. If you must have a culprit, it is the economy.

On the bright side, and here comes the spin, it's going to get better. Historically, after every recession or depression the economy eventually recovers, and I for one am counting on it. I can't predict a time frame and I can't predict what our homes will be worth in two or even ten years, but I am counting on our homes eventually selling for enough to make a decent down payment on a larger home as families grow. We are all in this together and I encourage us all to be patient, things will get better. By Tom Hart



A Few Extra Reminders...

Sprinkler Systems : We all know that water doesn't come cheap. So with this here is some information that will help you save money. If you notice that your sprinkler system has a leak or is running too much we want to know. Please contact Kristie McKittrick (719) 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.

Good Neighbors: Our community is generally a pleasant and quiet place to live. Thank you for being neighborly and looking out for your neighbors. Security and courtesy are important to everyone – look out for your neighbors and remember to that stereo sound is the number one noise complaint we have received – try to keep your stereo speakers away from adjoining walls and observe quiet hours at 10pm. Please don't give your gate code out for security reasons.

Household Hazardous Waste Collection

Starting this Saturday, March 14-th, the El Paso County Household Hazardous Waste Collection Facility is adding to its normal operations schedule to accept drop offs the second Saturday of each month from 9 a.m. to 1 p.m. The facility's regular weekday schedule is Monday – Thursday from 7 a.m. to 5 p.m.

Last year set new records year with more than 10,000 residents using the County's Household Hazardous Waste Collection Facility. They recycled more than 214,000 pounds of electronics waste and 68,000 gallons of paint. They dropped off 7900 gallons of motor oil, 6700 pounds of household batteries, 2800 mercury vapor lights and 1600 gallons of antifreeze. The Facility also diverted 569 drums of toxic materials from the landfill sending the contents to an EPA certified incinerator for proper disposal.

Every resident in El Paso County can protect the environment by bringing household hazardous waste to the collection facility at 3255 Akers Drive. Akers Drive runs north from Constitution just west of Marksheffel Road. Use of the collection facility is free but donation of a non-perishable food item for Care and share is encouraged.

The Facility accepts household paint and paint-related products: latex, oil-based, aerosol, and hobby paints; stains strippers, solvents, thinners, lacquers, varnishes, etc. Lawn & garden chemicals: lawn and houseplant fertilizers, herbicides, insecticides, pesticides, rodent poisons, wood preservatives, etc. Household items: cleaners (carpet, drain, oven, toilet bowl), aerosols, ammonia, batteries (alkaline & rechargeable), bleach, cooking & lamp oils, fire extinguishers, furniture polish/wax, fluorescent lights, medications, mercury thermometers (can be exchanged for one new digital thermometer per household), propane tanks, etc. Automotive products (no tires): antifreeze, batteries, brake & transmission fluids, cleaners (bug/tar, chrome, engine, vinyl), contaminated oil, flares, fuels, wax, etc. Ammunition, fireworks, flares, etc. Electronics: including CPU's, monitors, keyboards, printers, television sets (up to 19" diagonal), stereo and video components, cell phones, digital cameras, and personal electronic devices.

For more information call 520-7878 or logon to: http://adm.elpasoco.com/Environmental_Services

RECYCLE:

IF YOU WOULD LIKE TO
SIGN UP TO HAVE A
RECYCLE TOTE PLEASE
CALL 719-593-9811.
THE INITIAL COST FOR
THE TOTE IS \$80.00 AND
THE MONTHLY FEE IS
\$4.20. THIS MONTHLY
FEE AS WELL AS THE
INITIAL COST WILL BE
BILLED DIRECTLY TO THE
HOMEOWNER FROM
WASTE MANAGEMENT.



Doggie Stations

Doggie stations are being/ have been installed containing plastic bags and a receptacle to dispose of dog poop. Please use them. The grassy areas were not intended to be used as a restroom. Thank you to the many dog owners we see each morning and evening, plastic bag in hand, as they walk man's best friend.

GO GREEN

Looking to go green? If you want to learn about going green go to thegreenguide.com. This website will provide many ways to be-coming green. Lets face it we need to start saving our earth!

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

**NEED HELP CONTACTING THE
PROPERTY MANAGER?**

Those who are reporting maintenance concerns can contact Kristie McKitterick, 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.



BOARD MEMBERS & MEETING INFORMATION

BOARD MEMBERS:

President: Mr. Tom Hart

Vice President: Mr. Mike Willoughby

Secretary Treasurer: Mr. Ray Cordero



MEETINGS:

Board meetings are held on the 2nd Wednesday of March, June, September, and December time and location are TBA. Call Balanced Bookkeeping for information on the location and time.

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

Address Service Requested