

Fall
2014

Sand Creek News

www.sandcreektvillas.com

Letter From the President

We have a new landscape company at Sand Creek Villas. Taylor Made is taking over the landscape contract from TJP. They will be doing our snow removal this winter as well. Snow removal under 2 inches is the resident's responsibility. When heavy snow is predicted or we have drifting, all the gates to the community will be locked in the open position.

With reference to speeding in the community, we have a growing number of families with children so I ask that you drive safely and slowly when you are entering or exiting the community.

Just as a reminder, entrance thru the back gate is by remote only. The key pad at the back gate is only for use by emergency personnel only and no other codes will open the gate. Please remind any visitors you may have to use the main gate. If you have forgotten your code or don't have one please contact Kristie.

I am the owner of two dogs which you may know. I know it is a hassle to pick up after your pet, but it is a requirement of the community. I am also a grandfather who enjoys playing with my grand kids, so having dog poop in the grassy areas is unpleasant and takes away from the joy of playing. Please pick up after your pet. There are several poop stations around the community for our use. Picking up after your dog needs to continue during the winter months as well.

The annual meeting is just around the corner. Please mark the date on your calendar and please attend. We have updates on several issues involving Pulte Homes. It is a great chance to meet the members of the board as well as your neighbors

Respectfully,
Mike Willoughby
Board President

Please Pick Up After Your Dog

Residents are reminded to keep their dog on a leash at all times when in the common areas, and **remove any pet droppings immediately**. Not cleaning up after your pets is in direct violation of the CC&Rs and owners will be cited and fined for ongoing violations. Thank you.

Having A Halloween Party?



Please be considerate of your neighbors if you will be hosting a Halloween party. Please ensure your guests park in compliance with the Association's Parking Rules. Thank you for



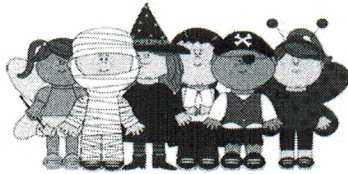
Sand Creek Townhomes will now offer e-mail blasts for updates to the community. You will also receive the newsletter electronically if you sign up. Simply go to sandcreektvillas.com and click the subscription button on the left hand side. If you do not wish to be apart of this no worries you will still get a copy of everything sent out in the mail.

Don't Be The Next Victim

Sometimes thefts occur because valuable possessions are left in vehicles, visible to thieves. Laptops, purses, wallets, cell phones, compact discs, gift-wrapped packages, cameras, shopping bags, and other valuable lying on car seats, the console, or the floor, especially unlocked cars entice thieves to commit theft. Don't be ta victim! Remove valuable items from your vehicle and avoid the dreadful feeling of being robbed.



Halloween Safety Reminder



Halloween is on its way and soon our little goblins will be creeping out into the darkness in search of as much candy as their trick-or-treat bags can hold. On Halloween night, please use extreme caution and be alert for the little trick-or-treaters who may run out into the streets unexpectedly. The Board of Directors appreciates your extra concern for little monsters who will be out Halloween night!

Election Signs



No election signs may be placed in the Association's common area. Any such signs will be removed and discarded. All political signs must be removed from your windows no later than 10 calendar days after the election. Thank you!

Annual Meeting

Wednesday, November 5, 2014

6:00pm At The Tutt Police Station



Homeowners Are Invited & Encouraged to Come

Speeding In Our Community

The Board has received increased reports of speeding vehicles within our community. Please make sure you are following the speed limit of 15MPH. Please contact Kristie if you know of a resident driving through the community at excessive speeds. We count on all residents to keep our community safe.

Balanced Bookkeeping and Community Association Management

P.O. Box 25696, Colorado Springs, CO 80936

719-593-9811

719 - 629-7864 After-hour Emergencies

719-265-6481 Fax

Community Manager: Amanda Crooks

balbookcam@aol.com



Board Of Directors

Mike Willoughby, President

Andy Fisher, Vice President

Ray Cordero, Treasurer

The Declaration of covenants, conditions, and restrictions of

Sand Creek

Association can be found at El

Paso County. 203 122 895

HOA policies

located on our website at:

www. *sand creek villas.com*

Happy Birthday



Want to wish someone a happy birthday in the upcoming newsletters. Please let Amanda know by the beginning of the month to make sure your birthday or birthday wish is in the newsletter.