

SAND CREEK VILLAS COMMUNITY ASSOCIATION, INC.

Fall 2013

WELCOME ALL NEW OWNERS & RESIDENTS

A NOTE FROM THE PRESIDENT

I wanted to give you an update on what is happening around our community. The arbitration with Pulte is now moving forward. Depositions are being taken from the parties involved including myself and Kristie, the various subcontractors, engineering and contractor experts as well as from Pulte employees who have knowledge of our project. Arbitration is scheduled to begin November 11, 2013 for ten days. Our attorneys are working very hard for us so that we will have a positive outcome. We will report to you if a settlement is reached or judgment is entered.

We have updated our irrigation clocks to "smart" clocks to maximize the efficiency of our sprinkler system. Please alert myself or Kristie if you observe sprinklers that are not working correctly.

We have also changed our insurance carrier to American Family Insurance. This move will save us money on premiums as well as give us better coverage than we had with the previous carrier.

Please remind your children that riding on the gates when they open and close puts stress on the gates and is very unsafe. The back gate can only be opened by your remote control fob. The keypad is only used by emergency responders. The board does not have the code for the back gate. If you don't know your code for the front gate, or if your phone number is not correct, please contact Kristie and she will get the information updated. Your guests can enter the HOA from the front gate; enter your name on the key pad which will call your home. You can then open the gate for them using your telephone.

With any HOA community like ours, parking for guests is a premium. Please be mindful of the HOA rules regarding parking and be considerate to your neighbors.

I know many of you have Direct TV or Dish Network dishes on your roofs. We have been advised by our roofing contractor that this practice is not good for the roofs and can cause leaks. The board is asking that any new installs of these units be placed on poles on the ground instead of the roofs.

The annual meeting will be scheduled for late fall. Please mark the date on your calendars November 6, 2013 at the Fire station #20, 6755 Rangewood Drive, and plan to attend. The board enjoys meeting those of you we haven't met and we enjoy your suggestions, comments and input on how we can continue to make Sand Creek Villas a great place to live.

Sincerely,

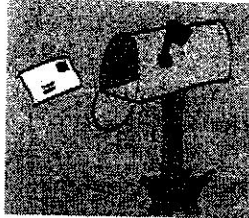
Mike Willoughby

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.

Sand Creek has had a few incidents of vandalism in the past few months. Please make sure that you leave your outside lights on and report any suspicious behavior to the police. Call 911 or 719-444-7000 to reach the police department.





NEED HELP CONTACTING THE PROPERTY MANAGER?

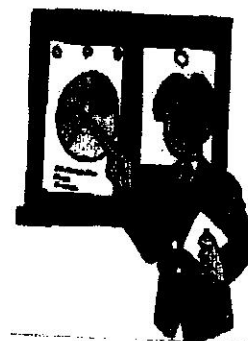
Those who are reporting maintenance concerns can contact Balanced Bookkeeping, with Sand Creek Villas Community, at (719) 593-9811. Please be prepared to give the exact location, along with a complete description of the problem. All other issues and complaints are to be sent in writing to: Sand Creek 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 Fire Station #20 on November 6, 2013 from 5:30-8:00. Fire Station #20 is located at 6755 Range-wood Dr 80918. 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 we will be talking about the changing the covenants on rental caps. 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.

POST OFFICE KEYS

The US Post Office has notified the community manager that the mail boxes at Sand Creek belong to Sand Creek Villas and the post office will no longer be supporting the boxes to change locks. Everyone has been issued a key for their post box. Your mail box key will remain the only key to the box and should be passed from owner to owner and tenant to tenant. If a key is lost the owner will have to call Balanced Bookkeeping and Community Association Management at 719-593-9811 to arrange for a new key. The post office has given us a name of a contractor and I have been told the fee is \$75.00 to rekey the box. Please make every effort to keep you mail box key, as it is quite expensive to change.



It is recommended that washer hoses are replaced every 5 years. Dryer vents need to be clean out at least once per year.

VEHICLE RULES

Please be reminded that garages are to be used for parking your vehicles, garages are not to be used as storage. The parking spots are to be used for guest and over flow parking. If you have 2 vehicles they must be parked in the garage versus a guest parking spot. If you would like to do any mechanical work on your vehicle you must have it in your garage with the door closed to shield the sight and noises from other homeowners. Sand Creek Villas does have the parking committee that does ticket illegal parked cars. **DO NOT PARK IN FIRE LANES OR DIAGONAL IN YOUR DRIVEWAY.**

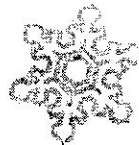


Please note that lights attached to your home are your responsibility to change when burnt out. Please contact Manager for common area lights.

LET IT SNOW

Just a few reminders:

- Residents are responsible for removal of ice and snow removal when accumulations are less than 2" on the sidewalks, porches and driveways.
- 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
- 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 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: Mike Willoughby

Vice President: Ray Cordero

Secretary/Treasurer: Andy Fisher

MEETINGS:

Board meetings : TBA

