

# Montarbor Homeowners Association

Community News • 1st Quarter Winter 2011

## Community Update & Reminders

### DUES INCREASE

At the Annual Meeting held in November, the board ratified the budget which included an increase of the dues from \$100.00 per month to \$105.00 per month beginning January 1, 2011.

### OBEY THE RULES

Living in a pleasant community requires that everyone follows the rules! We're happy to live in a decent community where almost everybody plays nice. However it bears repeating that these are the rules of our community, and they need to be enforced:



**Park in your garage** and save parking spots for visitors and overflow. We have a problem with some residents using their garage for just storage. This practice causes the remaining parking spots to fill up. Some residents are trying to park diagonal on the entry to their garage. This is a fire-lane violation, causes damage to the landscaping rocks, and blocks the path for snow plowing. You are subject to HOA fines, and/or towing if you are doing this. *Our rules are available at [www.diversifiedprop.com](http://www.diversifiedprop.com)* They are also posted on the bulletin board next to the mailboxes.

### MAILBOX KEYS

The HOA has recently taken control of the mailboxes and keys from the United States Post Office. The Post Office provided the keys that they had in their possession; however, there were not keys for every unit. If you lose your key, please call Shayne at Diversified Property Management at 719-314-4506. If a key is available, it will be provided to you, if no key is available, we will have to replace the lock and keys at a cost of \$80.00. If you are an owner and your unit is vacant, consider giving your key to Management for safe keeping.



## Parking Parking Parking!

One of the most important reasons that parking regulations are in place is to allow access to emergency vehicles. Furthermore, some neighborhoods can look incredibly messy because of some parked cars. HOAs have the means to prevent this by having the right to tow any offending cars away. These actions are rare and usually only occur if a person has been known to frequently offend regulations by parking their car illegally. Another fact that punctuates the rarity of these situations is towing areas are only patrolled at random intervals.



The contract that you sign when you join a Homeowners Association is legally binding, so be sure to pay any fines that may come your way if you are affected by such an event. The HOA is not trying to inconvenience you. There are guest parking areas designated for your guests to park in. Remember, these are designated for guests, not owners or tenants. You could be fined and towed. It is always worth bearing in mind that these regulations are in place for your safety and your peace of mind. After all, some illegally-parked cars can even block traffic in extreme circumstances. You should never find that you are without a place to park, however, this has been known to occur. If you are ever in doubt as to what is and what isn't allowed for when it comes to parking, consult the legal documents that were provided to you when you joined the neighborhood or feel free to contact your community manager, Shayne Hall.

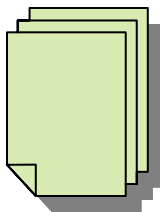
### Snow Removal Information

The association provides snow removal from the streets and walkways when the snow reaches 2 inches or more.



Seasons Greetings

## Do you Know Where your Association Documents Are?



When you bought a home in our community, you should have received copies of all our governing documents-including the rules and regulations-prior to or at closing. Sometimes these documents get lost among all the other papers you received at closing. And many homebuyers are so involved moving into their new homes, they don't take the time to read all the fine print.

As a homeowner, you have a right to these documents; so, if you don't have copies for any reason, let us know, and we'll provide them to you. Or visit the website at [www.diversifiedprop.com](http://www.diversifiedprop.com).

Of course, it's your responsibility to provide the association with your current address and phone number (particularly non-resident owners). This

enables us meet our obligation to provide all owners with information from the association.

It's very important to have copies of the governing documents because you'll be expected to know and comply with all rules and regulations of the community. You'll also want to stay informed by reading all materials provided by the association. It's our responsibility to make these documents-the bylaws and the covenants, conditions, and restrictions-as understandable as possible, so if there's anything you don't understand, please let us know. We'll be glad to clarify any confusing language or give you other materials that answer your questions.

That old expression-ignorance of the law is no excuse-isn't exactly our motto, but it's close.

## Rules for Pet Owners



Homeowners/tenants are responsible for the daily (immediate) pickup and proper disposal of their pets waste. This is often a difficult violation for management to identify and subsequently pursue as this is rarely witnessed. Please be advised that the pet waste pickup infractions are going to be diligently enforced up to and including fines and possible covenant liens on the home. If you are a tenant please be advised that your homeowner/landlord-property manager is sent a duplicate of any infractions mailed to the address. Let's all please take care and responsibility for our own pets daily and be mindful that we all share the common grounds with all homeowners (pet or pet free) and deserve clean and sanitary conditions for themselves, their children, guests and their pets as well. Pets bringing waste materials into a home from their paws or ingestion are a serious health hazard for you and your family. This is severely unfair to all neighbors. As a reminder, per city ordinance and the Rules and Regulations specific to the Montarbor Community, all pets must be restrained by leash at all times when outside and under the supervision of the owner, which means not to leave pets unattended or tethered.

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*Wishing you and yours all the best  
for this holiday season. May the New  
Year bring you great happiness  
and fulfillment!*  
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### Your HOA Community Update

#### Board Members

Charles Knight [charles@logs.net](mailto:charles@logs.net)

Steve McClellan [mcclesp@q.com](mailto:mcclesp@q.com)

Bill Hegenbarth [wjhegen@aim.com](mailto:wjhegen@aim.com)

Shannon Balvanz [sbalvanz@wescottfire.org](mailto:sbalvanz@wescottfire.org)

**Dues:** \$105 monthly

**Homeowners:** 84