



# Montarbor Homeowners Association

Community News ♦ 2nd Quarter Spring 2011

## Friendly Reminders Help Build & Sustain the Community



Since December 1, 2010 52 violation notices have gone out to homeowners in violation. The violations included trash cans left out, parking issues, debris, nuisance, pet waste, holiday lights and décor left up too long. Per the contract, Management only inspects the community for Covenant Violations once per month until April so please email Shayne at [Shayne@diversifiedprop.com](mailto:Shayne@diversifiedprop.com) with any violations you may notice that are not being corrected in a timely matter.

The Board is not unreasonable with violation enforcement but please open the lines of communication if something is preventing or detaining you from correcting a situation, and it will be taken into consideration. Valid circumstances examples are illness, financial, military deployment, new baby, family member, etc. The Board may ask the homeowner to provide validity of such matter if a variance or extension is requested.

## Why do we Need Reserves?

Equipment and major components (like the roofs) must be replaced from time to time, regardless of whether we plan for the expense. We prefer to plan and set the funds aside now. Reserve funds aren't an extra expense—they just spread out expenses more evenly. There are other important reasons we put association monies into reserves every month:

1. Reserve funds meet legal, fiduciary, and professional requirements. A replacement fund may be required by:
  - Any secondary mortgage market in which the association participates (e.g., Fannie Mae, Freddie Mac, FHA, VA).
  - State statutes, regulations, or court decisions.
  - The community's governing documents.
2. Reserve funds provide for major repairs and replacements that we know will be necessary at some

## Please remember....

**Satellite Dishes** - Before installing a satellite dish or anything on the exterior of the building, you will need prior approval from the Board of Directors. Call Shayne Hall at Diversified for more information.



**Police Your Property**- Many homeowners come and go from the garage of their home. Please check both entrances daily for postings, deliveries, etc. This is a potential safety issue due to identity theft as well as a trash issue. Also, keep your garage door closed when unattended.

**Pet Waste**— pick it up, it's that easy and it's the law!

**Trash Pickup**— Friday morning. Please secure all trash containers. It gets windy here!

**Recycling Options** – *Option 1:*

Aluminum, newspaper and #2 plastics separated into white or clear bags provided by the owner and placed for pickup with the regular trash. **Cost: \$0.00**



*Option 2:* All recycle items (per list) can be placed into one tote provided by the service provider. The Cost will be added to the owner's monthly assessment. **Cost: \$3.00 per month.** Please visit [www.diversifiedprop.com](http://www.diversifiedprop.com) to view the recycling list of what is and is not recyclable.

point in time. Although a roof may be replaced when it is 25 years old, every owner who lives under or around it should share its replacement costs.

3. Reserve funds minimize the need for special assessments or borrowing. For most association members, this is the most important reason.

4. Reserve funds enhance resale values. Lenders and real estate agents are aware of the ramifications for new buyers if the reserves are inadequate. Many states require associations to disclose the amounts in their reserve funds to prospective purchasers.

5. The American Institute of Certified Public Accountants (AICPA) requires the community association to disclose its reserve funds in its financial statements.

## Volunteers Needed



The HOA is looking for volunteers to help with the "Spring Cleaning" project. Please contact Shayne if you are interested!

### Welcome to our new homeowners!

Greg Roberts, Lynette Andrew,  
Robert & Shannon Hollenbeck

## Pet Waste Stations



Dog owners who live here will soon be able to enjoy the convenience of the new bag dispensers being placed throughout the property for dog owners to use. Residents who don't own dogs do NOT want to clean up after other people's dogs. It's just rude and inconsiderate to leave dog waste in the common area. If you are responsible enough to own a dog, act responsibly and pick up their waste.

## Success And The HOA



The respect you have for your home, neighbors and community reflects in the success of the HOA. This individual effort leads to an overall better looking community, which equals higher property values for you!

## Your HOA Community Update

### Board Members:

**President**—Steve McClellan

**Vice President**—Charles Knight

**Treasurer**—Bill Hegenbarth

**Secretary**—Shannon Balvanz

**Dues:** \$105 monthly

**Total Units:** 84



## Avoid Towing, Report Your Guest

All of the extra parking spaces in our Community are designated for Guest Parking. If you have a guest that will be staying for more than 24 hours and they are parking a vehicle in a guest parking space, please notify Shayne at 719-314-4506 or e-mail her at

[Shayne@diversifiedprop.com](mailto:Shayne@diversifiedprop.com)



## Driving the Speed Limit



With the approach of Spring and Summer, we will be seeing more children outside playing. These little people do not always pay proper attention to their location and suddenly dart into the roadways. Please keep your speed at 10 MPH or below and watch for all pedestrians, balls, bikes, pets, etc. Let's all have a safe Spring and Summer.

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**Montarbor HOA Update – Tear off below and return to Diversified Property Management**

Owner Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone \_\_\_\_\_ Cell \_\_\_\_\_

E-Mail \_\_\_\_\_

Please be assured that your personal information will be used only for Association News, items of HOA interest, reminders, etc in an e-mail blast (sent BCC) form or phone call from a current Board Member or Management. Any other correspondence between neighbors should not be construed as formal HOA notification nor will it be deemed valid or not valid.

**I UNDERSTAND AND AGREE** \_\_\_\_\_

**SIGNATURE**

**Diversified Property Management** NEW HOA Email: [info@montarborhoa.com](mailto:info@montarborhoa.com) Direct: 719-314-4506

7834 N. Academy Blvd. Colorado Springs, CO 80962-2218 (Office) 719-578-9111 (Fax) 719-578-9140 [www.diversifiedprop.com](http://www.diversifiedprop.com)