



Montarbor Homeowners Association

Community News • 4th Quarter Fall 2011



Community Update Any day now you will be seeing a lot of construction going on within the Community! All of the retaining walls are being rebuilt, the streets are being repaved and the sidewalks are being re-poured. There is also some drainage projects that the Association will be working on. We would like to thank you in advance for your patience during this time. Just remember, all of the work that is being done will only add to your property values! If you have any questions or concerns, please call or e-mail Shayne Hall, your Community Manager.

Pet Registration If you have a pet and you have not registered it, please contact Shayne Hall. There is a \$25.00 per pet registration fee. These funds are used to maintain the dog stations and replace the sod that gets ruined due to dog urine. If you do not register your pet, please be aware that you are subject to the violation policy.



Violations Update Since January 1, 2011, 107 violation notices have gone out to homeowners in violation. The violations included trash cans left out, parking issues, debris, nuisance, pet waste, window A/C Units, holiday lights and décor left up too long. Per the contract, Management only inspects the community for Covenant Violations once per month from October 1 through April 30 and twice per month May 1 – September 30, so please email Shayne at 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, so please open the lines of communication if something is preventing 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.

Pet Politeness Please! The Association has invested in 4 dog stations. They seem to be helping with the pet waste around the Community! Unfortunately, there are still those people that don't think they need to pick up after their pets. If you see a resident not picking up, please let Shayne know so that she can start the violation process on these residents. You can remain anonymous! Also, please remember to leash your pet.



Announcement

The annual meeting is scheduled for Tuesday, November 22nd, 2011 at 7pm at Fire Station 20 located, at 6755 Rangewood Drive. All homeowners are invited and encouraged to attend. There will be an open forum at the end of the meeting for you to ask questions and become more familiar with what's going on in the community. See you there! If you are unable to attend, please turn in your Proxy form by November 21st.

You do not need to wait until the annual meeting to address the Board. The regular Board meetings are held quarterly. Contact Shayne Hall if you would like to be added to the agenda. Your ideas and input are always welcome.



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 with you 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.

Please use your garage for parking your vehicles— not storing your household goods.

Landscaping Update

Have you noticed the beautiful new field of grass near the west entrance of the community? Unfortunately, it has already been hit by vandals twice! Please take pride in our community. If you see someone not being respectful to the landscaping, please let Shayne know about it immediately! Grass, plants, shrubs and trees are expensive and our HOA dues pay for these improvements!



Your HOA Community Update

Board members:

President – Steve McClellan

Vice President – Charles Knight

Treasurer – Bill Hegenbarth

Secretary – Shannon Balvanz

Dues - \$105.00 Monthly

Total Units - 84

Seasons Greetings

Stay Connected to the Community

Go to www.diversifiedprop.com to get news and information about our community including: Monthly Financials, Yearly Budget, downloadable forms, Montarbor's Governing documents, Meeting Minutes, etc.

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.

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

The Holiday Season

As the days start getting shorter and the nights cooler, we realize that the fall season is upon us in Colorado. Soon the Aspens will be turning to the native Colorado gold and we will take our family treks into the mountains to enjoy the beautiful colors and the early snows... Did someone say "Ski Season?" Thanksgiving and Christmas are not far behind. The Board would like to take this opportunity to wish everyone a fun and safe fall and a happy holiday season with their friends and families.

MAILBOX KEYS

Please contact Shayne Hall with Diversified Property Management with any questions about mailbox keys. She has copies of some, but not all. It is the homeowner's responsibility to provide mailbox keys to their tenants.

