

NEWSLETTER

August 2017

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Huntley Creek Condo HOA

Summer News from your Board of Directors

The Board of Directors for Huntley Creek Condo HOA would like to update the residents about many of the projects for the community. Trees have been a big concern the past few years. As you are aware, the community worked with the Town of Erie and was able to share the cost of 3 new trees installed in 2016. A few trees had to be removed in 2016 as well and it is anticipated that a few more aspens will need to be removed in 2017. The Board continues to work with the Town of Erie's Arborist for recommendations on additional trees to be installed throughout. Be mindful that location is of the utmost importance. Trees cannot begin to thrive in tiny areas and are dangers to foundations. The trees on the adjacent property to the East have been an ongoing concern for homeowners. These very large, yet young, cottonwood trees directly

adjacent to Huntley Creek continue to pose a liability to the property. The existing roots have caused damages to the fence lines and pose a constant threat to the foundations, irrigation as well building structures. Discussions with the property owner, RTD, as well as recommendations from the Town's Arborist have resulted in the decision to

have the trees removed. Over the next few years, it is the Board's intent to have additional trees, non-invasive in variety, planted in the community.

Splash guards were recently installed for all drain pipes to better direct water flow away from the building foundations. New rock for two buildings was installed after the soil grade was adjusted. New landscape edging was also installed to replace the original. These improvements will continue throughout, as the budget allows.

You may or may not be aware that the irrigation for the sprinkler system was originally designed with the shut-off valves located within two of the units for Huntley Creek. Not only has this been an inconvenience to the homeowners, it is a liability for the community. The Board approved to have Torii Landscape update the system and relocated the shut-off valves to be located external of the units. This will allow for direct access to shut off the irrigation.

The Board is looking into getting additional lighting on the North end of the community which should help homeowners during the darker winter months and deter crime within the community.

Additional improvements to the community will be made as the budget allows. If you have any suggestions or areas of concern, please contact Foster Management.

Respectfully,

The Huntley Creek HOA Executive Board

Board of Directors

President

Evie Paur

Vice President

VACANT

Sec/Treas

Linda O'Neal

Reminders.....

- Pet Cleanup—**All pet owners are required to clean up after their pets in the common areas of the community.** Pet feces is not only an unsightly condition, it is also a health issue and a Town of Erie ordinance states that it must be picked up timely.
- Vehicle Storage and Parking—Recreational Vehicles, Trailers, etc. are not allowed to be stored on the streets or driveways within the community at any time, with the exception of loading and unloading purposes. Unlicensed vehicles, long term storage of vehicles and the maintenance of vehicles are not allowed on the streets or driveways within the community.
- **Garbage cans are to be stored in garages when they are not placed curbside for collection. Please have all trash cans inside the garage within 24 hours of pick up.**
- **Parking in NO PARKING ZONES is a fire hazard and is strictly prohibited.**

Be sure to alert guests and tenants of these rules as well—homeowners are ultimately responsible.

Should you have any questions on Covenants of the community, please contact the management company for clarification. The Board is creating guidelines— 'Rules & Regulations' which is to summarize the Covenants currently in place. Once completed, the document will be distributed to homeowners.



Board Vacancy

We have a vacancy on the Board of Directors. It is imperative to have community members step up to volunteer and assist with the decision making for your HOA. Without a quorum, the Board cannot continue to operate as a corporation. At that point, the State steps in and takes over, appointing a board from the outside to run our association, depriving us of our autonomy.

The Board meets on a quarterly basis to make decisions about keeping the business running (yes, the HOA is a business) and to hear from owners. We discuss other matters that come up in between on a timely basis. The ability to read and respond to emails timely is a must for this position. Please consider stepping up to be on the board. Please contact a Board Member or Foster Management for additional information.



Your HOA needs you!

All correspondence, including the Association payments are to be sent to:

**Huntley Creek Condos HOA
C/O Foster Management
PO Box 6125
Longmont, CO 80501**

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We're on the Web!!

www.HuntleyCreekCondoHOA.org