

**RESERVE AT UTE CREEK**  
**HOMEOWNER'S ASSOCIATION**

**ANNUAL MEETING**  
**DECEMBER 10, 2013**

As 2013 comes to a close, it is once again time for our annual meeting. Per our by laws, we are required to hold a meeting every year in December to vote in the Board of Directors, to review the annual budget, and to review the activity within our neighborhood for the past year.

The present board consists of the following:

President:	Sabrina Lee
Vice-President:	Dyce deHaan
Secretary:	Kelly Kuzcka
Treasurer:	Wade Whiteley

As the President, it is my responsibility to keep the Homeowner's Association on track, and to keep the neighborhood running smoothly.

The Vice- President is responsible for the landscaping, and keeping our common areas looking green and beautiful, despite this year of record high temperatures and drought conditions.

The Secretary is responsible for maintaining records for the association, and to notify homeowner's if they are not complying with our covenants. Homeowner's please do not take it personally if you receive a notice from the secretary, you have violated the covenants, and it is the job of the board of directors to ensure that you do not continue to do so. In most cases, it was one of your neighbors that complained; in some instances it was several neighbors. We all take pride in living in a neighborhood that is well maintained and controlled by the covenants.

The Treasurer collects the annual (or quarterly) dues, chases after the homeowner's that have not paid, paying our bills, and informing us if we are within our budget. The most challenging part for the treasurer is to collect the dues that have gone unpaid. At this time, we have two homeowner's that have not paid their dues for 2013; one is also delinquent for 2012 as well. We have been trying to avoid taking them to court to collect, as that is time consuming and expensive, but we will be doing so in 2014.

Please remember that in order to receive the \$50.00 discount on the annual dues, the check must be received by January 31<sup>st</sup>. If Wade receives your payment on February 1<sup>st</sup>, you will NOT receive the discount.

As 2013 wraps up, the real estate market in Longmont, as well as our neighborhood, has really picked up. The last several sales in our neighborhood were at fair market value, good news for everyone!

Other news, Bill Hallett and Bob Lee have been attending the Neighborhood Group Leaders Association (NGLA) the third Thursday every month. This qualifies us to apply for a neighborhood improvement grant. This year we were awarded a grant to plant 20 trees along 17<sup>th</sup> Avenue. The City contributed \$5,000 and we paid \$4,000. The project was completed in November. It turned out that all neighborhoods that applied were awarded the funds, because very few were able to properly complete the complicated application process. For 2014 the NGLA voted to allot the funds to the neighborhoods that were hardest hit by the floods in September.

The Board of Directors would like to remind you all, especially those who are new to our neighborhood, that we do have rules and covenants that you have all agreed to abide by when you bought your house in our neighborhood. The rules and covenants were drawn up by the developer and have been amended and/or expounded upon by the Board of Directors over the past 14 years. We are all expected to abide by these rules. Some of the most common issues that come up are:

- 1) Trash cans and recycling bins not stored in your garage. Per our covenants, you have 24 hours to put out the trash and recycling containers and put them back in your garage. I often hear the complaint that people don't want to stink up their garage with their trash. I need to point out that this is a rule you agreed to when you bought your house, and the rest of the 70 homeowners manage to live by this rule. In fact, it is a VERY common rule in all of the nicer neighborhoods in Longmont.
- 2) You cannot store your boat, camper, RV, travel trailer, any type of trailer, or any unlicensed vehicle in your driveway, property, or in front of your house for more than 48 hours. If you park it in the street, the City of Longmont Code Enforcement will be called and you will be ticketed. This is the second most common complaint made by your neighbors. If you have a special circumstance that requires you a couple of extra days, please contact the Board of Directors.
- 3) Painting your house. Our neighborhood is now 14 years old. Most of us have painted at least once, unfortunately there are a few that have not painted at all, and it is apparent. We don't have a great way of making you paint, other than painting it for you and then charging you for it. We certainly don't want to do that, so for the sake of your neighbors, please take care of your house. When you decide to paint, if you are changing colors, you need to submit an Architectural Review Form, including approval of your neighbors, for Board approval. If you are in a hurry, you can hand deliver the form to each Director for approval, or ask a director to expedite the process. Otherwise, the request will not be reviewed until our next monthly meeting (the 2<sup>nd</sup> Tuesday of each month).
- 4) Any changes to your landscaping need Board approval. When in doubt, ask. It is not fun for us to go to you and ask you to fill out a request *after* you do the work, especially if the work you did is not within our guidelines. You could be requested to remove the improvement (fortunately this has never been done).

Our number one project for the coming year is the fence. Currently the fence is in serious need of repair and paint. The fence needs to be painted every 5-7 years, and we are going on 6 years now. Early next year the Board of Directors will be looking for bids to do

repairs and painting. In addition we are getting quotes for fence replacement so we can budget accordingly. In the meantime, we need to take care of and maintain the fence as best we can so we can extend the life of the fence for as long as possible.

The other issues at hand are keeping up with the ever-changing laws being passed by the State of Colorado regarding Homeowner's Associations. For example, this year we learned that HOA's can no longer provide a membership directory to the homeowners. This is considered an invasion of privacy. If a homeowner wanted to gather the information and distribute it themselves, they may, but the HOA cannot provide the information. We also discussed going with a property management company several times this year, the Board of Directors is split on the topic.

**This year we need at least 2 people to volunteer to run to serve on the Board of Directors. Please think about putting your name in the hat to help serve your neighborhood. As an incentive to compensate you for your time, your dues will be waived, except for the \$50.00 reserve fund fee, following a year of service. *Please think about serving and participate in maintaining our beautiful neighborhood.***

Attached is the 2014 budget. If you are unable to attend, please complete the attached proxy and give it to a Board Member or a neighbor who will be attending.

Thank you,  
Sabrina Lee