

The Reserve at Ute Creek HOA Newsletter – November 2016

Board of Directors Update

The Reserve at Ute Creek bylaws require a Board comprised of 3-5 members. The Board of Directors consists of the following positions:

The President is responsible for keeping the Homeowners Association on track and keeping the neighborhood running smoothly. Scott Knollenberg is the current President.

The Vice President is responsible for the landscaping, keeping our common areas looking green and beautiful, and managing the water usage for the common areas. Mike Hendricks is the current Vice-President.

The Treasurer is responsible for collecting the annual dues (or quarterly, if arranged), contacting homeowners that have not paid, paying the HOA's bills, and informing us if we are within our budget. Wade Whiteley is the current Treasurer.

The Secretary is responsible for maintaining records for the association and arranging meeting space as needed. Shannon O'Brien is the current Secretary.

The Governance position is responsible for notifying homeowners if they are not complying with our covenants and for sending Demands for Abatement, as necessary. We currently do not have anyone in the Governance position, so the Secretary is fulfilling these duties.

It is possible that one (1) Board member will not seek re-election for 2017. Please consider serving your community by serving as a Board Member for 2017. Terms are for one (1) year. As an incentive, your dues will be waived, except for the \$50.00 Reserve Fund fee, for the year following your year of service (if you meet attendance requirements).

Dues and Dues Discount:

The most challenging task for the Treasurer is to collect the dues that have gone unpaid. Please either pay your dues by the required date, or contact the Treasurer to make other arrangements. Remember that in order to receive the \$50.00 discount on the annual dues, the full payment must be received (not postmarked) by January 31st of the year they are to cover. If your payment is received on or after February 1st, you will NOT receive the discount.

Important Reminders:

Covenants, Conditions, and Restrictions (CC&Rs) and By-laws: The Board of Directors would like to remind you all, especially those who are new to our neighborhood, that we do have a combination of CC&Rs and By-laws that you all agreed to abide by when you bought your house in this neighborhood. The CC&Rs and By-laws were drawn up by the developer, and some have been adjusted by the Board of Directors over the past 17 years. We are all expected to abide by these rules.

Please do not take it personally if you receive a Demand for Abatement from the Secretary; it simply means you have violated one of the rules you agreed to follow, and it is the job of the Board of Directors to ensure that you do not continue to do so. We all take pride in living in a neighborhood that is well maintained and controlled by the covenants. Thank you for your cooperation in these matters.

Painting and Landscaping: Our neighborhood is now 17 years old. Most, but not all, of us have painted at least once. If you are one of the few who has not yet painted your house, please consider doing so. The entire neighborhood benefits when we all put in the effort to take care of our property. As another reminder, if you want to change the color of your home when you paint, you will need to submit an Architectural Review Form, including the approval of your neighbors, for Board review and approval. Submissions can be made via email to the entire Board of Directors (email addresses are posted on the HOA website).

Any changes to your landscaping also need Board approval. If you would like to review the guidelines before making any changes to your property, our governing documents are available on the HOA website under 'Documents.' As a reminder, if your landscaping damages the HOA property (fence), you may be held liable.

Review of 2016:

This past year there have been a couple of police calls to the neighborhood, including a stolen car. There has also been at least one instance where one of our residents found some stolen mail on a bench in a common area. The mail had been stolen from a home in the Ute Creek Greens neighborhood, near Whitehall Drive and Signature Court.

Please remember to close your garage doors when you are not outside or working in your garage. Please also make arrangements for mail and newspapers if you will be out of town. Let's set ourselves up for success and not tempt potential thieves.

Issues to discuss for 2017:

The first portion of the HOA fence replacement project has been completed (approximately 1200 linear feet of approximately 2000 linear feet total). We still need to replace the remaining approximately 800 linear feet of old fence. Our options include saving money until we can afford to pay cash for the remaining section (assuming that our savings outpaces any price increases while we are waiting), or issuing a special assessment to have the fence completed next year (or later, as decided by the membership). If a special assessment is approved, it is currently estimated to cost at or less than \$1,000 for each property in the HOA.

The Board of Directors is seeking a homeowner willing to act as the Fence Liaison with the neighboring apartment complex and HOA. Our goal is to open a dialogue with those properties and, ideally, get them to put some money toward the portion of the fence that they each share with us. Please let a Board Member know if you are interested in the position.

If you have anything you'd like to add to the agenda for the general membership meeting in December, please forward your request to the Board.

Neighborhood Group Leaders Association (NGLA) Update:

Bill Hallett continues to attend the NGLA meetings as our HOA representative. His attendance qualifies us for several services, including the free use of public meeting rooms at the Senior Center. While the NGLA membership also qualifies us to apply for a Neighborhood Improvement Project (NIP) grant, we did not apply this year because we had no extra money to put toward any projects other than the fence. We expect the same will be true for at least a few years to come (barring a special assessment to finish the fence). As a reminder, in the past we have used NIP grant money to share the cost with the city of adding trees to our landscaping in the common areas. **Thank you, Bill, for all you do for the HOA!**

Annual Meeting to be held on Monday, Dec 5th, 2016, 7pm, at the Longmont Senior Center, 910 Longs Peak Avenue, 80501

Per our bylaws, we are required to hold a meeting every year in December to address any issues raised during this year, to review and approve the annual budget for next year, and to vote in the Board of Directors for the next year. Please either attend the meeting or, if you cannot make it, please give your proxy to a neighbor or a Board Member. We need a quorum to be able to approve the budget for next year and to vote on any agenda items or other motions presented during the meeting.

If you need it, a proxy form can be found on the HOA website at http://reserveute.tripod.com/reserveute/documents/proxy_form.pdf

If you cannot print a proxy form, please contact a Board member and we will get you a form.

Final Message:

We have been doing much more communication via email to keep everyone in the loop as things come up in the neighborhood. If you haven't been getting those emails, please send an email to Secretary@ReserveUte.com to have your email address added to our database. We will keep your information private. Thank you.