

Mt. Oaks Homeowners Association

Newsletter—April 2010—Colorado Springs

- **President:**
MaryAnn Creque
145 Odessa Place
579-6672
- **Vice-President:**
Vince DeSandro
40 Langley Place
540-9493
- **Treasurer:**
Dave Parks
20 Mahogany Lane
576-8269
- **Secretary:**
Teresa Farris
5045 Broadmoor Blf.
964-3617
- **Member-at-Large:**
Steve Carmichall
75 Mahogany Lane
332-6225



Have you visited the MOHA website at www.mountainoakshoa.org lately? See the updates—the 2009 MOHA survey results and Annual Meeting minutes are posted, along with helpful City of Colorado Springs phone numbers. Thanks to Beth Haworth for her work!

President's Comments:

An MOHA survey was conducted in 2009. The 2010 Board will be guided by the results. **It was important to homeowners to maintain common areas.** The Board has contracted a new company, Switzer Landscaping, for our ground maintenance and snow removal. When walking or driving through the common area, please pay attention to the grounds and the maintenance condition.

We will continue to prudently manage water use as we move into the summer months, balancing aesthetics and cost. Hopefully, we will receive a comparable amount of rainfall (as experienced last summer) to maintain our current plan of watering twice per week.

Keep dues low—the 2010 annual dues were not raised. See Treasurer Dave Parks' inputs below.

Please see Steve Carmichall's covenant recap on multiple occupants in response to the survey issue **"prohibit detractions from the neighborhood, retain property values"**.

Maintaining overall uniformity in appearance is important to residents. The Board is considering replacing our mailboxes (structure and metal box) as our 2010 special project. It may be prudent to divide the effort over two consecutive years, given the expense. Repair costs are beginning to increase measurably, as the structures age, and replacement may be more cost effective.

Please provide feedback to any member of the Board.

Late Dues Notice:

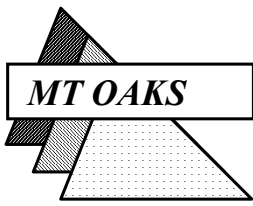
2010 invoices for the \$300 annual MOHA were mailed. As of the due date, April 3, we have received payment from 55 homeowners. Thanks to those who have paid.

CONSIDER this Newsletter 2nd Notice: If your payment isn't received by April 30, 2010, a late fee of \$25.00 that was approved by the Board will be added to your 2010 MOHA dues.

Please contact Dave Parks 576-8269 if your check was mailed or to discuss payment.

FireWise Activities—Save the Date!

2010 Chipping Service will be **August 30** - MOHA needs at least 10 homeowners to participate (we had 12 in 2009) —watch for more information in upcoming Newsletters and posted at www.mountainoakshoa.org.



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Architectural Control

Covenants Require Single Family Residences/Character: Section 701 of the MOHA Covenants states "no dwelling erected or maintained within the Subdivision shall be used or occupied for any purpose other than for a single family dwelling". While predominantly occupied by single families, approximately 15% of MOHA residences are currently rentals. In a past instance, the occupants were multiple renters with multiple vehicles that created parking and traffic problems for adjacent homeowners. Homeowners that rent out their properties are to comply with the single family residential character of the neighborhood when considering renters. Additionally, the covenants state that "no business, profession, or other activity conducted for gain shall be carried on or within any lot or building site". This would include any storefront activity such as a hair salon, tailor or mechanic, etc, but does not preclude those business professionals that work from home.

Adherence to the covenants protects the private residential character of the neighborhood and preserves our property values.

As Spring approaches, the Board would like to remind homeowners to get permission for landscaping plans, tree cutting, decking changes, repainting, re-roofing, and driveway expansion before proceeding with any purchases or work. Also, dog runs/fencing are not permitted without express approval of MOHA!

Please contact Steve Carmichall at 332-6225 or at memberatlarge@mountainoakshoa.org if you have questions or wish to advise the Board of multiple occupants.

Colorado Springs City Street Lights: The City recently announced "Adopt a Street Light". MOHA has seven street lights that have been turned off and also "tagged" for removal. For \$75.00/year, these seven street lights can be reconnected bringing light and safety to MOHA streets. The street lights are located on Broadmoor Bluffs (4), Mahogany (2) and Neal Ranch (1). The Neal Ranch street light is on the opposite side of the four MOHA properties.

The Board is reviewing whether to "Adopt" the street lights on Broadmoor Bluffs and Mahogany and will make the decision by May 1, 2010 for a cost of \$450.00/year (and assume this will be a recurring cost). Please send any comments to Steve Carmichall at 332-6225 or at memberatlarge@mountainoakshoa.org.

Parking Reminders:

Thanks for parking resident vehicles in garages and personal driveways, rather than on public streets. The Board enacted an **overnight visitor pass** in 2009. Please place a sign on the dashboard, indicating the resident being visited and the dates of visitation. Suggested template:

Visitor of John Smith, 1999 Odessa Place, 4/1/09 - 4/5/09

Due to complaints of parking in MOHA common drives received in 2009 the Board initiated a **fine of \$25.00/day** to begin after a notice is placed under the windshield wiper of such vehicle and be added to the homeowners annual dues.

The Board also has the authority to have the vehicle towed or call the police (fines will be issued). Please respect your neighbors and the fact that emergency vehicles HAVE been called to MOHA

E-mails/Web: We only have **26** MOHA email addresses. The Board would like to be able to quickly send MOHA updates to you and not wait for our Newsletters! Please send your email address to tzfarris@comcast.net.

