

# Sonoma Village at Ute Creek

## Spring 2014 Newsletter



### **Management Company**

Flagstaff Management , LLC

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### **Board of Directors**

President:

Sudie Kelly

Vice President:

Rick Lacov

Secretary:

Gail Hougland

Treasurer:

Barbye Greenberg

Member:

John Shockey

### **PAINTING OF BUILDINGS**

The painting of buildings will continue this summer. Building addresses that will be painted are 2239, 2307, and 2321 Calais Drive, as well as 1138 and 1152 Olympia Drive. The painters are scheduled to begin painting the first couple of weeks in June, weather permitting. If you notice any trim or other areas that need to be looked at for possible repairs, please contact Flagstaff Management LLC .

### **WINDOW CLEANING**

The Board has approved to have all exterior windows cleaned again this year. The window cleaners are scheduled to begin the week of July 14th, weather permitting. Residents need to remember to close their windows. The window cleaners will have to remove your screens to wash the windows, and it doesn't make any difference if the screen tabs are facing in or out.

### **TRASH BINS AND RECYCLING CONTAINERS**

Mark your trash bins and recycling containers with your address. Spring and summer winds blow them down the street without permission. In addition, if windy, please put heavy magazines or something heavy on your recyclables to keep them from blowing everywhere.

### **SATELLITE DISHES**

Individual satellite dishes are **NOT** allowed in the common area. They must be connected to your patio. One dish exists on Sonoma Circle that was put in years ago as a sample of "general use" dishes by Direct TV and Comcast. That one alone is allowed.

### **PREPARATION FOR SPRING**

As you have noticed, Rock Solid, the HOA's landscaping company has been out doing some spring time work. You will be seeing them out more as the weather warms up. Rock Solid will attempt to keep the grounds green and lush, but if dry conditions persist

during the summer, they have directions from us to use water conservatively. Evergreens that are blocking driveways will be removed as needed, please contact Flagstaff Management, LLC.

## **PETS**

Pets are allowed in our community, although the owners are responsible to pick up the waste and put it in their own trash cans. Incessant barking should not be allowed and all dogs must be on a leash if outside in the common area. If you see someone not disposing of pet waste, please contact Flagstaff Management with the unit #, so a violation can be sent to the homeowner.

## **TREE SERVICES**

We have contracted with St. Vrain Arbor Care to keep our many trees healthy.

## **GRILLING**

Grilling is allowed with small propane tanks 2.5 lbs or smaller. Electric grills are also allowed. Buildings at 2307 Calais, 2321 Calais, 2405 Calais, 2417 Calais, 2435 Calais, 1136 Olympia, 1152 Olympia, and 1170 Olympia, are allowed to grill using the built-in gas connection.

## **REMINDERS**

- Please pick up after your dog!
- Please remember that parking spaces are on a first come first serve basis with one space per resident.
- Please move your trash cans and recycle bins into the garage or house after trash pickup.
- Parking spaces are not to be used to store excess vehicles!
- Please make your checks payable to Sonoma Village HOA.

## **SMOKE DETECTORS, Bees and Pigeons**

Owners are responsible for the private **SMOKE ALARMS** and batteries in their unit. Owners are also responsible for any pigeon deterrents put on their patios. You can call Flagstaff Management to remove wasp or bee nests.

## **SPRING WALK THROUGH OF THE HOA GROUNDS**

The Board of Directors will be doing a Spring walk of the HOA grounds at the end of April. If you have any items you would like them to look at, please email them to Flagstaff Management.

## **COMMUNITY EVENTS**

**Summer Get Together:** July 18, 2014 at 6:30 PM, pot-luck meal. Please monitor the bulletin boards for more details.

**Community Garage Sale:** September 13, 2014 (Saturday)

**Please Note:** More details on the above items will be posted during the summer on the bulletin boards which are next to each mailbox. Please read the notices as they are posted.