**Sonoma Village at Ute Creek**

***Management Company***

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**Spring 2018 Newsletter**



**Message from the Board**

The HOA Board would like to extend a warm welcome to all new Residents.

Of course-always a couple of friendly reminders:

**Pets** are always welcome. However, as per our documents, only 2 pets are allowed per unit. We require that they are always leashed, and handlers PLEASE pick up after your pets.

This past year more pet **trashcans** have been added within our community and we thank those who are making good use of them. We encourage those who see anyone not picking up after their pets, to please remind them of their responsibility in keeping the community clean.

Windy conditions may make residents consider labeling their trashcans with Bldg no. & Condo Unit letter, so they can be reclaimed if blown aside. Please remember trash and recycle bins are not to be put out earlier than the night before pick up day (Wednesday) and should be brought back in within 24hrs of trash pickup. It keeps our property values up & neighborhood looking tidy. Our pickup day is Wednesday.

**Summer is BBQ time**, please be reminded that NO propane tanks are allowed on Patios unless smaller than 2 1/4 lb containers (small Coleman size) & Electric Grills are fine.

Summer season brings sightings of lots of new **wildlife**. In order to avoid property damage, and in order to not have to consider extermination as a means of control, we ask residents to please refrain from feeding squirrels. In doing so, it brings other rodents such as rats, mice & prairie dogs closer to our buildings. We also ask that the wild hares be left to do their own thing. They eat wild grasses & seem to manage fine, without human interference. Let us rather enjoy watching nature than having to hurt them.

A reminder to all owners of rented units, please fill in the required **Landlord Requirement form**, found at Flagstaff Website, (click on Sonoma Village on left hand side). This is important in case of emergency, should the Police, Fire Dept, or HOA need to access the unit due to fire alarm or burst water pipe. The quicker access means less damage to deal with.

Regarding **Soliciting** -Post notice on your front doors if you wish to avoid this nuisance, Political and Religious groups are exempt from being prosecuted for repeat offenses, but others may be fined between $50-$300. Please report to Police Dept in this instance.

**Parking** within the community: Remember that parking spaces are on a first come first serve basis with one space per resident. Please park on the street if you have more than one vehicle, so that not all the spaces are used and available for visitors.

**This year’s Resident Get Together Potluck** is scheduled for June 15th at 6:00pm

Further info will be provided as the date gets closer.

The Sonoma Village board has scheduled **outside window** cleaning again this year. This is scheduled every two years. Weather permitting, this is scheduled for June 11th through the 15th.

Lastly, please make sure your Dues checks are made payable to Sonoma Village at Ute Creek, not Flagstaff Management.