

SVGE Newsletter

June 2016

Future Event Dates:

Saturday, June 18th (alternate 25th), 11:30-2pm – Summer BBQ, bring the family. Food, drinks, a jumper and face painter will be at the large park. Some tables and chairs are available, but feel free to bring a blanket, additional chairs and shade if you wish, don't forget the sunscreen. This is a great time to meet your neighbors and the BOD.

Tuesday, August 2nd - Neighborhood Night Out. Held at the large park in the early evening.

Thursday, January 12th, 2017, 6:30pm – SVGE Annual Meeting. Location to be announced.

We have had a wonderful moist spring and are getting close to summer. This is the time when many homeowners will take on new projects outside of the home. We live in a covenants protected neighborhood and as a friendly reminder, most any change made to the outside of your home requires a Design Review Request (DRR) submitted and approved prior to starting your project. A copy of instructions and the request form can be found at flagstaff website.

DRR Change – Approved DRRs are to be visibly displayed, from the start, until the finish of the project; showing all involved the work is approved. Please follow this DRR guideline change.

Trees and Shrubs - As many of you know first hand, the HOA along with many homeowners recently suffered the loss of trees and bushes. Most of this can be attributed to either the very dramatic temperature swing the fall of 2014 or the more recent deep heavy snow. Many have already removed the dead or mostly dead vegetation, which typically should be replaced with a similar item. The HOA understands the hardships in removing and replacing these items and afforded homeowners plenty of time for recovery to their vegetation from the freeze. Flagstaff will soon be sending out notices to any homeowner still having dead, mostly dead or unsightly plants, to remove these item(s) and replace them with comparable items if appropriate.

Please help keep our neighborhood the aesthetically pleasing one it is by keeping up with:

- The trimming of your lawn and shrubbery
- Weeds in all areas of your property
- The paint on your home and staining of your fence
- Concrete walkways and driveways kept clean and free of large cracks or damage

We thank you in advance for following the process.

Be a Good Neighbor – Please be mindful of loud noises or other things, which may be aggravating to those around you. Noise can be from many things; some are machinery, music or leaving your dog outside when it starts to bark. Being a good neighbor should not take a lot of effort and your neighbors will appreciate you.

Reminder – HOA Covenants restrict trailers of any kind from being parked, placed or stored on the street or in HOA common area at any time. They may be stored in the garage or behind a fence completely out of view. If a need arises to keep one in sight for more than the short term required to load, unload or clean, please contact Flagstaff with a request and details.

Vandalism - Please note, very recently a fire was built at the top landing of the playground slide. This and other vandalism in the HOA creates an unnecessary financial burden on the neighborhood. Most often this has occurred in the large park, but no area is immune. We

appreciate everyone's vigilance in keeping a watchful eye out for these and other actions, in hopes of catching the offenders and reducing these acts. Additionally several homeowners have been recently egged; this is destructive and some have been reported to the police. Let's all help keep a lookout in general and participate in the Neighborhood Watch. Please report suspicious activity to local law enforcement or Flagstaff Management when appropriate. The Longmont Non-Emergency number is 303-651-8501 and Animal Control is (303) 651-8500.

Mailbox Locks - Exposure to the elements caused difficulty to insert or turn many keys. These locks are the responsibility of the homeowner and may be purchased at the post office or local hardware store. Our local mail carrier offered their help replacing them, if needed. Some lock lubricant should go a long way to improve the use and life of the lock.

Note - David Shaw sold his home and is moving out of state very soon, this prompted his recent resignation from the BOD. The Board put Peter Richardson in his place to complete David's term. The Board welcomes the return of Peter, who previously served on the Board.

Budget/Dues - After discussion of the budget and reserves with the attending homeowners at the 2016 Annual Meeting, a suggestion was made for a dues increase. Since this was not included in the 2016 budget, it was decided to postpone any increase, but the BOD did state an increase should be expected. To help the BOD determine and validate the amount of any increase, the Board hired Association Reserves for a professional reserve study. This study produced a report giving a detailed description of all major HOA assets. This includes their present values and approximates replacement costs. These are used to complete a comprehensive analysis of the appropriate present and future funding our HOA requires in reserve to avoid a shortfall, resulting in an assessment or HOA loan. This study gave the BOD non-biased data, confirming the necessity of an increase for the coming year. Presently the BOD expects a dues increase of \$25 per quarter. This may be adjusted slightly and will not be confirmed until the Boards end of year review and vote on the 2017 budget. As a note, the last increase was the spring of 2010. After this reserve study is approved and finalized, it will be made available online.

Updates:

- Damage created from the recent heavy snow, including the removal of two trees completed. Stumps to be removed soon.
- New and replacement trees will be added to the large park soon.
- Large park picnic tables re-anchored in cement.
- Additional dog stations with attached trash receptacles added. All park entrances now have a dog station. Trash receptacles added to most other existing dog stations.
- Pace St. entrance signs to be refurbished soon. After completion, perennial flowers will be added, using input from participants at the annual meeting.
- Playground chip area to be sprayed for weeds and additional chips added soon.

Have a great summer!

Your BOD:

President – Rick Newcomb

Vice-President – Jim Sarvadi

Secretary – Peter Richardson

Treasurer – Walter Hopp

Tammy Thompson