

Prairie Village Newsletter

No. 71

Website: www.prairieowners.com
Facebook: www.facebook.com/PVLongmont

March 4, 2018

Board of Directors: Justin Stoeber, Pres justinstoeber@gmail.com Drew Kramer, VP akrandco@aol.com Aaron Buckner, Treas awbuckner@gmail.com
Pearl Pinkham, Sec pearlpinkham@live.com Antonio Mendes, At Large antoniopvhoa@gmail.com

Property Manager: Janet Paul, janetpaul@pmlinc.net
303-772-5891

Newsletter Editor: Carol Hahn
prairievillagehomeowners@gmail.com

ARCHITECTURAL CONTROL CHANGES. Most exterior changes to your home require Architectural Review approval. Please submit your requests (form available on PV website) 30 days prior to your project date to our Property Manager, Janet at PML for processing.

EVENT COMMITTEE: To volunteer to organize a neighborhood event, contact Susan Porter, skporter2010@gmail.com

THE CARING COOKS provide meals to PV residents who need help due to surgery, illness, or death in family. If you know of a need, please contact one of the following: Carol Erickson, 303-776-0864; Carol Hahn, 303-702-0704

CITY CODE ENFORCEMENT: 303-651-8695 or 303-651-8321: To report City Code violations such as weeds, trees, illegal parked vehicles, speeding or any other City Ordinance

NEIGHBORHOOD CONCERNS: Residents with neighborhood concerns should contact our Property Manager, Janet at PML 303-772-5891 or email janetpaul@pmlinc.net

BOARD OF DIRECTORS MEETING NOTES 2/26/18

NGLA Update: NGLA has approved our Grant of \$6,000 to add playground equipment to Central Park. The Grant will be submitted to City Council in March for City approval.

Common Area Tree Treatments: St. Vrain Plant Health Care will be doing a Spring and Fall treatment to our common area trees as needed. Left Hand Tree and Landscape will be staking a couple trees in Central Park that are bent over and doing pruning as appropriate throughout the community.

Prairie Village Common Area Master Plan Bids: We were able to get the original Master Plan that was done by the developer. CS Design of Ft. Collins was selected to work with these drawings and our vision. The new Master Plan will be presented at the next BOD meeting.

2018 Management Contract: Flagstaff Management, Inc. has been contracted as our new Management Company effective March 28, 2018. See the attached letter for further details.

NEXT BOARD OF DIRECTORS MEETING

Monday, April 23, 2018 at 6:00 pm at Guide Star Optical Systems, 1501 S. Sunset, Suite C

SOCIAL COMMITTEE REPORT

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that event may not happen. To volunteer, contact the Social Committee Chair; Susan Porter, skporter2010@gmail.com or the volunteer chair for each event.

Easter Egg Hunt: Saturday, March 31, 10:00 am., Central Park. Contact Event Chair, Karin Buckner, 310-435-7927. Volunteers are needed. See attached flyer for more details.

Ice Cream Social: Late May. Event Chair and volunteers are needed to make this event happen. Contact Susan Porter to volunteer.

Pool/Pizza Party: Late June. Event Chair and volunteers are needed. Contact Susan Porter to make this event happen.

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Holiday Progressive Party: Early December. Two Host homes are needed. More details will follow after Hosting homes are determined. Contact Event Chair; Carol Hahn, cshahn2450@gmail.com to volunteer your home.

ATTN: CARS, MOTORCYCLES AND TRUCKS

The posted speed limit in Prairie Village is 25 mph. This applies to all motorized vehicles. With the warmer weather, more people will be out walking and kids will be out playing. With all the parked vehicles along the streets, it is hard to see around them for oncoming vehicles. Please slow down while driving in our neighborhood. It would be sad to have one of our neighbors run over.

Also, please stop at the stop signs. It's hard to see traffic coming around parked cars.

TRASH CANS

Please secure your trash cans during our windy days. Help keep our parks and fields trash free.

AROUND LONGMONT

It Takes a Village May 14, from 12:30 – 1:30pm, at the Senior Center [call [303-651-8411](tel:303-651-8411) to register]

“Longmont Senior Services is holding a program called ‘It Takes a Village’ on Monday, May 14, from 12:30 – 1:30pm, to address the concerns of single older adults in our community. Single seniors sometimes worry, ‘How would someone know if something happened to me?’ As neighbors, sometimes we notice a change in routine for our neighbors but do not check in for fear of being intrusive. However, many older adults would prefer to know someone cares and is looking out for them. Please join staff and volunteers from the City of Longmont and Meals On Wheels to learn about programs that can help and ways you can set up an informal network of friends and/or neighbors to

check on each other. There will be time for discussion and questions. Please visit our front desk or call [303-651-8411](tel:303-651-8411) to register for this program.”

Open Space Master Plan Workshops: Press Release attached. You can get additional information and sign-up for updates at the website by [clicking here](#).

The two workshops will both be held at the Sunset Campus at **7 South Sunset St:**

Thursday, February 22, 2018, 7 - 9 pm: Initial Community Workshop: Gathering Desires - Snacks provided from 6:30 - 7 pm

Thursday, March 22, 2018, 6 - 8 pm: Second Community Workshop: Examining Options - Snacks provided from 5:30 - 6 pm

New Newspaper in Longmont, for Longmont: There is a new source for Longmont news. It is called the Longmont Observer and is currently only available online. The newspaper will contain only Longmont news. Their vision is to eventually be able to reach a financial point to also provide a hard copy delivered to your door. Currently, it is free. They are operating from donations. Check it out and if you like what you see, consider sending them a donation so they can continue. Below is information I received from them.

In order to get your news from the Longmont Observer, just type longmontobserver.org into your browser. Or you can click on the words highlighted in blue and it will take you right there. Once the page comes up you will be able to read all the latest news right on the front page. If you have something specific you wish to look up, click the magnifying glass in the upper right hand side and a bar will pop up for you to type what you are looking for. Please explore the different tabs that categorize the content that we have published. This is where you can read some of the past articles we have published.

*The **About Us** tab is the most interactive. This is where you will find information on how to contact us, submit an opinion piece, and learn who we are. This is the section that allows you to help us make this Longmont's news source. The **About Us** tab is also where you can sign up to be a donor or a sponsor, if you own your own business. We are a nonprofit, non-partisan, community driven, locally focused news source that provides the community of Longmont with news that affects us. If you value what we do, please consider donating. Currently, we are a 100% volunteer service. It is our dream to keep providing news to our community but we do need some help from our community to do that.*

Prairie Village Newsletter

No. 72

Website: www.prairieowners.com
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March 25, 2018

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NEW MANAGEMENT COMPANY

Effective Wednesday, March 28, Flagstaff Management will be managing our community. David McCarty, 303-682-0098, will be our new contact for any community concerns.

NEXT BOARD OF DIRECTORS MEETING - POSTPONED

The meeting scheduled for Monday, April 23, 2018 at 6:00 pm has been postponed. We are waiting to hear from CS Design on the new Central Park design. Date, time and place is TBD.

PRAIRIE VILLAGE SOCIAL GROUPS

The following social groups are currently active. If you would like to find out more information or join one, send the contact person an email.



LADIES BUNKO – Ruth Lorenzetti, a.ruth@comcast.net

Meets the 2nd Tuesday evening of each month. New players are welcome



APPETIZER GROUP – Lynda Spaulding, lspaulding26@gmail.com

Meets the 3rd Saturday evening, approx. 9 times a year. Contact Lynda if you would like to join



MEXICAN TRAIN DOMINOES – Wes & Margie Stamp, wesstamp@comcast.net

Meets the 3rd Sunday evening each month. New players are welcome



BOOK CLUB – Mike Lorenzetti, mike.lorenzetti@comcast.net

Meets the last Thursday evening each month. More readers are welcome



POKER – Mike Lorenzetti, mike.lorenzetti@comcast.net

Meets the 2nd Wednesday evening each month. More gamblers are welcome

SOCIAL COMMITTEE REPORT

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Prairie Village Newsletter

No. 73

May 12, 2018

Facebook: www.facebook.com/PVLongmont

Board of Directors: Justin Stoeber, Pres justinstoeber@gmail.com Drew Kramer, VP akrandco@aol.com Aaron Buckner, Treas awbuckner@gmail.com
Pearl Pinkham, Sec pearlpinkham@live.com Position Open, At Large

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OPEN BOARD POSITION

The resignation of Antonio Mendes was received by the BOD. The Board is looking to fill the remainder of Antonio's term which runs until Nov. 2018. A 5-member Board input is essential pending business matters yet to be completed this fiscal year. If you are a resident of Prairie Village, paying dues to Flagstaff Management and are interested in filling this position, you may submit a short resume and letter of introduction for the Board to review. Per Declaration Article III (G) Vacancies, the Board is authorized to make this appointment on behalf of the Association. Since this is a vacancy midterm, this will not be put to a vote by the HOA. Resume and letter of introduction can be submitted by Thursday, May 31st by postal mail, email, fax or delivered to: Flagstaff Management, Attn: David McCarty, 900 Coffman St., Suite D, Longmont. Fax: 303-682-1111; email: fmc900@flagstaffmanagement.com. A decision by the Board will be made the following week.

Questions? Contact Drew Kramer (VP, PV Board), akrandco@aol.com, 720-985-6273

Thank you, Antonio, for your service on the Board.

ALFALFA FIELD DEVELOPMENT MEETING

The City of Longmont has scheduled a meeting for residents of Prairie Village and surrounding communities to discuss plans to develop the Alfalfa Field, located south of Hwy 66 and west of Alpine. Specifics will be discussed at the meeting along with addressing any questions and concerns. Please plan to attend Monday, May 21, 5:30 pm to 6:30 pm at the Senior Center, 910 Longs Peak. Plans are to have 44 paired, assisted living homes.

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CORRECTION TO PRAIRIE VILLAGE SOCIAL GROUPS

OOPS!! The following groups were reported with the incorrect contact information.

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Meets the 2nd Tuesday evening of each month. New players are welcome

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Meets the last Thursday evening each month. More readers are welcome

POKER – Mike Lorenzetti, mikelor511@gmail.com
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May 25 , 2018

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Pearl Pinkham, Sec pearlpinkham@live.com Position Open, At Large

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OPEN BOARD POSITION

The Board is looking to fill the remainder of the term for the At Large opening which runs until Nov. 2018. If you are a resident of Prairie Village, paying dues to Flagstaff Management and are interested in filling this position, you may submit a short resume and letter of introduction for the Board to review. Resume and letter of introduction can be submitted by **Thursday, May 31st** by postal mail, email, fax or delivered to: Flagstaff Management, Attn: David McCarty, 900 Coffman St., Suite D, Longmont. Fax: 303-682-1111; email: fmc900@flagstaffmanagement.com. A decision by the Board will be made the following week.

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ALFALFA FIELD DEVELOPMENT PLANS

The City of Longmont held a meeting for residents of Prairie Village and surrounding communities to discuss plans to develop the Alfalfa Field, located south of Hwy 66 and west of Alpine.

There will be 44 paired homes (88 units total). All will be 2-story, 3 to 4 bedrooms, 1,450 to 1,950 square feet. The prices will start around \$350,000 (before upgrades). There will be 5 floor plans to choose from and will offer optional basements. Maximum height will be 35 ft. All will have alley load garages. Approximately 10 percent will be low income (per City requirements).

KB Homes will be submitting their plans to the City with the City process expected to take 1 to 1 ½ years for all the approvals. Six months to build and 2 to 2 ½ years to sell out is projected.

A 'not very good' copy of the plans is attached.

Prairie Village Newsletter

No. 75

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June 16 , 2018

Board of Directors: Justin Stoeber, Pres Drew Kramer, VP Aaron Buckner, Treas
justinstoeber@gmail.com akrandco@aol.com awbuckner@gmail.com
Pearl Pinkham, Sec Position Open, At Large
pearlpinkham@live.com

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BOARD OF DIRECTORS MEETING

MONDAY, JUNE 18, 2018
6:00 PM
FLAGSTAFF MANAGEMENT OFFICE
900 COFFMAN ST. SUITE D

An Agenda is not available at this time.

UNUSUAL BEHAVIOR IN NEIGHBORHOOD

A stolen vehicle was abandon in the neighborhood, a station wagon was seen parked at Central Park on Monday at 5:00 pm with the occupants smoking from a glass pipe, a gray truck has been observed driving erratically around and in the alfalfa field for the past several days. Syringes and alcohol bottles and cans litter Winding Dr and Alpine around the alfalfa field on Saturday and Sunday mornings. These are just the instances that have been reported to me. If you see anything unusual or of concern, please get the license plate number, take a picture and/or call the police. If you get up in the middle of the night, look out your window and see if there are any unusual things going on, cars or people that don't look familiar and report them to the police. Let's try to keep crime and vandalism out of Prairie Village.

UPCOMING SOCIAL EVENTS

Attached are flyers for upcoming events for Prairie Village North. To volunteer, contact the Social Committee Chair; Susan Porter, skporter2010@gmail.com or the volunteer chair for each event. These events are paid for by our HOA dues.

Prairie Village Newsletter

No. 76

Website: www.flagstaffmanagement.com/prairie-village
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June 28, 2018

Board of Directors: Justin Stoeber, Pres justinstoeber@gmail.com Drew Kramer, VP akrandco@aol.com Aaron Buckner, Treas awbuckner@gmail.com
Pearl Pinkham, Sec pearlpinkham@live.com Michael Thompson, At Large mdthomps22@gmail.com

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BOARD OF DIRECTORS MEETING

TUESDAY, JULY 17, 2018
6:00 PM
FLAGSTAFF MANAGEMENT OFFICE
900 COFFMAN ST. SUITE D

An Agenda will be available on our website closer to meeting date.

NOTES FROM JUNE 18 BOD MEETING

- The Board welcomed a new member, Michael Thompson, to fill the At Large position. Michael resides at 2406 Winding Dr and can be reached at mdthomps22@gmail.com
- Melissa from Hindman Sanchez is almost finished with the rewrite of our Governing documents. They will be presented at our annual meeting in November. Date and place is yet to be determined.
- Cara Scohy from CS Design presented 2 options for the Common Area Master Plan. The Board will review them for any alterations.
- The Board decided not to do rabbit repellent in the common areas. The rabbit population seems to have diminished.
- Rock Solid will be removing and replacing dead shrubs/trees later this summer.

ARCHITECTURAL CONTROL COMMITTEE OPENINGS

The Board of Directors is looking for 2 additional people to join the Architectural Control Committee. You will be reviewing requests from Homeowner's for home improvements, making sure they are within PV Covenants. If you are interested in serving on this committee, please send your request to our Property Manager, David at Flagstaff Management, fmc900@flagstaffmanagement.com. If you have any questions, please contact a board member.

ROOFS

Our homes are getting to the age of needing to replace roofs. Several have already been replaced. Please do your homework and hire a reputable roofing company. I think we have all been getting calls daily from 'questionable' companies due to all the hail damage in surrounding areas. You will need to submit a request for approval to be reviewed by the Architectural Control Committee when you have selected the materials to be used. The form can be found on our website. Please allow 30 days for approval. Most times it does not take this long to get your request reviewed.

PRAIRIE VILLAGE OWNER'S ASSOCIATION TREE MAINTENANCE COURTESY NOTICE

Homeowners are responsible for the maintenance of trees on their property, including the streetscapes (the grass areas between the sidewalk and the street). This includes pruning, disease prevention and health maintenance. A number of homeowners' trees are overdue for pruning, a critical step in maintaining the health of the tree. Dead trees or dying trees that cannot be saved must be removed and replaced. Owner's who fail to keep trees pruned or removed once dead are at risk of being liable for damage or injury caused as a result of not maintaining the tree. ***If your property borders any of the common areas, please keep your trees and shrubs trimmed back to not interfere with mowing operations.***

If you have a tree that does not meet City established clearance guidelines, is dead/dying or needs treatment due to infestation, you may be subject to Association and City fines if you do not address the issue promptly. Consider this your courtesy notice if any of these apply. ***Last year City Code Enforcement walked the neighborhood and issued warnings to a number of residents who were in violation.***

Longmont Code of Ordinances: CHAPTER 13.24. TREES AND PLANTS ^[1]

13.24.030. Clearance requirements.

It shall be the obligation of the owner of any property to remove, trim, or otherwise treat trees and plants which:

- A. Project into or encroach upon any public right-of-way in such a manner as to interfere with, obstruct, or endanger the safe public use of the right-of-way for pedestrian or vehicular traffic.
- B. Fail to provide clearance over streets and alleys of at least 15 feet and over sidewalks of at least eight feet.
- C. Block the visibility of a street light or traffic control device as defined in the Manual on Uniform Traffic Control Devices, such as a traffic regulatory sign or street identification sign.
- D. Create a sight distance triangle obstruction. See Forestry Services Standards and Specifications for diagrams and additional information.
- E. Grow within three feet of a fire hydrant.

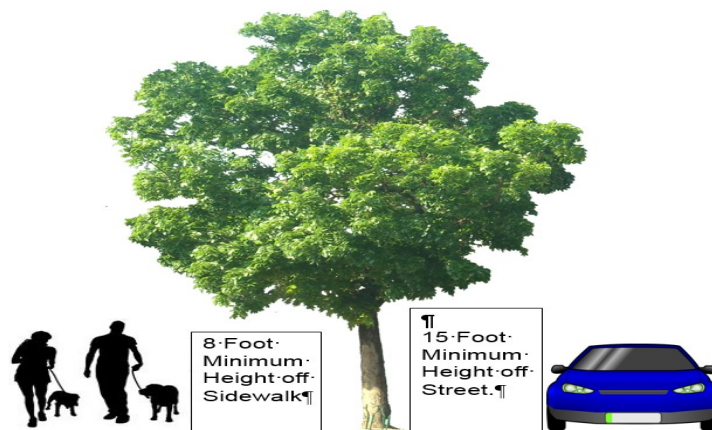
The city is authorized to prune any tree or shrub to create a clearance need listed above and to assess the cost of such trimming against the owner of the encroaching tree or plant. (Ord. No. O-2013-40, § 4, 8-27-2013)

13.24.050. Infected or infested trees.

Upon the discovery of any destructive or communicable disease, or mortality-causing insect which endangers the growth, health, life, or well-being of trees, or which is capable of causing an epidemic spread, the director of public works and natural resources or a designee will provide written notice to affected property owners. Written notice will contain requirements that the property owner eradicate, remove or otherwise control the condition within a time frame specified in the notice. Addressing specific issues and wood waste disposal requirements of contagious, diseased or infected plant material shall be identified in the Forestry Services Standards and Specifications. Commercial arborist and tree maintenance contractors shall also adhere to these requirements. (Ord. No. O-2013-40, § 4, 8-27-2013)

13.24.060. Dead or unsafe trees.

The owner of any property shall remove any dead, dying, or structurally unsound tree or limb likely to cause injury to a person or property. When a dead, dying or structurally unsound tree or limb has the potential to adversely affect adjacent property and is likely to cause injury to a person or property, the owner shall remove or trim such tree or limb so as to avoid injury or damage to or on adjacent property. (Ord. No. O-2013-40, § 4, 8-27-2013)



UPCOMING SOCIAL EVENTS

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Summer Splash Celebration – Friday, July 6, 2018, 7:00-9:00 pm. Deadline to RSVP is today, June 28 to Susan Porter at skporter2010@gmail.com See attached flyer for more details.



PV North Annual Picnic – July 29, 2018, 3-6 pm in Central Park. Please RSVP by July 23 to Susan Porter at skporter2010@gmail.com. See attached flyer for more details.

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CITY CODE ENFORCEMENT: 303-651-8695 or 303-651-8321: To report City Code violations such as weeds, trees, illegal parked vehicles, speeding or any other City Ordinance

NEIGHBORHOOD CONCERNS: Residents with neighborhood concerns should contact our Property Manager, David at 303-682-0098 or email fmc900@flagstaffmanagement.com

ALFALFA FIELD DEVELOPMENT UPDATE

The plans for the development of the Alfalfa Field were made available to our NGLA Representatives to share with the residents of Prairie Village. A copy of these plans is available on our website. The City and Developer are asking for comments from Residents by this **Friday, July 20**. The plans were reviewed by the BOD at last night's meeting. The item that stood out is they are planning to use dog-eared stockade wood fencing instead of the white vinyl that is used throughout Prairie Village North and South. The Board suggested that comments should include that architecture design and exterior colors should be consistent with what is already used in both areas of Prairie Village. **Residents are encouraged to review the plans and make comments by this Friday to the City Staff Planner, Ava Pecherzewski, 303-651-8735 or ava.pecherzewski@longmontcolorado.gov.** Comments returned to Planning Development Services by the indicated deadline will be included in the staff analysis and presented to the applicant in the staff report. Now is the time to voice any concerns you may have on what will be our neighboring subdivision. The more residents that comment, the bigger impact it will have.

MESSAGE FROM OUR PROPERTY MANAGER

As our Property Manager does his weekly drive through of the neighborhood, he has noticed several violations of the covenants. Consider this a courtesy warning to remedy these violations. Violators will be sent notices and fined.

- Trash Cans left in alleys and in front of houses.
- Trailers parked in the street and in driveways. This is also in violation of City Code.
- Weeds in the alleys and uncontrolled weeds in yards.
- Junk and non-operable cars parked on the streets. This is also in violation of City Code.

NOTES FROM JULY 17 BOD MEETING

- The Board accepted the resignations of Pearl Pinkham and Drew Kramer from serving on the Board due to health reasons. Drew will continue serving as an NGLA Representative. We wish them well and thank them for all their hard work over the past years.
- Melissa from Hindman Sanchez was present to work with the Board on finishing the drafts of the By Laws and the Declarations. She will write the final draft and it will be mailed to all homeowners to review and comment before voting to accept. It is hoped that we can have this whole process completed by the Annual Meeting.
- The Common Area Master Plan was reviewed and the Board chose to go with Option 2 for Central Park. A portion of the playground will be started this year with the NGLA Grant Money of \$6,000. The Board will further work on any alterations that may seem appropriate.

BOD AND ANNUAL MEETING DATES

Board of Directors Meeting

Tuesday, September 11, 2018
6:00 pm
Flagstaff Management Office
900 Coffman St., Suite D

Board of Directors Meeting

Tuesday, October 9, 2018
6:00 pm
Flagstaff Management Office
900 Coffman St., Suite D

Prairie Village Annual Homeowners Meeting

Thursday, November 15, 2018
Greet & Meet at 6:30 pm; Meeting at 7:00 pm
Location TBD

UPCOMING SOCIAL EVENTS

Attached are flyers for upcoming events for Prairie Village North. To volunteer, contact the Social Committee Chair; Susan Porter, skporter2010@gmail.com or the volunteer chair for each event. These events are paid for by our HOA dues.



PV North Annual Picnic – July 29, 2018, 3-6 pm in Central Park. **Please RSVP by July 23** to Susan Porter at skporter2010@gmail.com. See attached flyer for more details.



Halloween/Pizza Party: Wednesday, Oct. 31. Event Chair and volunteers are needed. Contact Susan to volunteer.



Holiday Progressive Party: Early December. Two Host homes are needed. More details will follow after Hosting homes are determined. Contact Event Chair; Carol Hahn, cshahn2450@gmail.com to volunteer your home.

Prairie Village Newsletter

No. 78

Website: www.flagstaffmanagement.com/prairie-village
Facebook: www.facebook.com/PVLongmont

September 11, 2018

Board of Directors: Justin Stoeber, Pres Open Position VP Aaron Buckner, Treas
justinstoeber@gmail.com awbuckner@gmail.com
Michael Thompson, Sec Open Position At Large
mdthomps22@gmail.com

Property Manager: David McCarty, 303-682-0098 Newsletter Editor: Carol Hahn
fmc900@flagstaffmanagement.com prairievillagehomeowners@gmail.com

ARCHITECTURAL CONTROL CHANGES. Most exterior changes to your home require Architectural Review approval. Please submit your requests (form available on PV website) 30 days prior to your project date to our Property Manager, David at Flagstaff for processing.

EVENT COMMITTEE: To volunteer to organize a neighborhood event, contact Susan Porter, skporter2010@gmail.com

THE CARING COOKS provide meals to PV residents who need help due to surgery, illness, or death in family. If you know of a need, please contact one of the following: Carol Erickson, 303-776-0864; Carol Hahn, 303-702-0704

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NOTES FROM SEPTEMBER 11 BOD MEETING

- There has been a lot of activity at night with prowlers, cars being entered and contents stolen out of them. Please keep your cars locked and if you have an incident or see unusual activity, call the police. Maybe if the police receive enough calls, they will increase patrolling our neighborhood.
- Why are owners now required to submit an Architectural Control Change Form when colors are remaining the same? It is for the owner's protection. Sometimes it is difficult to exactly match roof colors, especially if it's been several years and different manufactures are used. With the HOA approval, if an issue arises, you are protected. In most cases, turnaround has been taking 1 day.
- New approved roof colors and manufactures have been added to the list. Please check the website listed at the top of the page.
- Reminder: Flagstaff Management is our management company. Please submit your dues to them. Their contact information is always listed at the top of the newsletters and on your payment coupons.

BOD AND ANNUAL MEETING DATES

Board of Directors Meeting

Tuesday, October 9, 2018

6:00 pm

Flagstaff Management Office

900 Coffman St., Suite D

Prairie Village Annual Homeowners Meeting

NEW DATE

Wednesday, November 14, 2018

Greet & Meet at 6:30 pm; Meeting at 7:00 pm

Location TBD

UPCOMING SOCIAL EVENTS

Attached are flyers for upcoming events for Prairie Village North. To volunteer, contact the Social Committee Chair; Susan Porter, skporter2010@gmail.com or the volunteer chair for each event. These events are paid for by our HOA dues.



Halloween/Pizza Party: Wednesday, Oct. 31. Event Chair and volunteers are needed. Contact Susan to volunteer. See attached flyer for details.



Holiday Progressive Party: Early December. Two Host homes are needed. More details will follow after Hosting homes are determined. Contact Event Chair; Carol Hahn, cshahn2450@gmail.com to volunteer your home.

Prairie Village Newsletter

No. 79

Website: www.flagstaffmanagement.com/prairie-village
Facebook: www.facebook.com/PVLongmont

October 19, 2018

Board of Directors: Justin Stoeber, Pres Open Position VP Aaron Buckner, Treas
justinstoeber@gmail.com awbuckner@gmail.com
Michael Thompson, Sec Open Position At Large
mdthomps22@gmail.com

Property Manager: David McCarty, 303-682-0098 Newsletter Editor: Carol Hahn
fmc900@flagstaffmanagement.com prairievillagehomeowners@gmail.com

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NEIGHBORHOOD CONCERNS: Residents with neighborhood concerns should contact our Property Manager, David at 303-682-0098 or email fmc900@flagstaffmanagement.com

ANNUAL MEETING DATE

Prairie Village Annual Homeowners Meeting

Wednesday, November 14, 2018

Greet & Meet at 6:30 pm; Meeting at 7:00 pm

Location: Alpine Elementary School

The formal meeting notice and proxy will be sent out next week.

An election to fill 3 vacant Board positions will be held. If you are interested in serving on the Board of Directors, please send a letter of interest and a short bio to our Property Manager, David McCarty, fmc900@flagstaffmanagement.com. There is a 3-year, a 2-year, and a 1-year term open. Positions will be determined by the Board after the election.

A draft copy of the rewrite of our governing documents is available for review on our website. A representative from Hindman Sanchez will be present to answer any questions.

The 2019 Budget will be presented.

Please plan to attend. Your vote counts. We need to have a quorum to hold elections. If you are not able to attend, please fill out your proxy and turn it in to a Board member or to Flagstaff Management.

NOTES FROM OCTOBER 18 BOD MEETING

- Representatives from KB Homes were in attendance to discuss the development of the Alfalfa field and to tying into the under drains. Construction is estimated to start in May. They are hoping to have concrete work done before next winter. Fencing has been changed to match what has been used throughout Prairie Village. Out of the 12 acres, 2.3 acres will be used for park area.
- Work on the playground in Central Park will begin in December.
- 2019 Budget was discussed and approved.
- Rock Solid Contract was renewed for 3 years for snow removal and landscaping.

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Halloween/Pizza Party: Wednesday, Oct. 31. Event Chair and volunteers are needed. Contact Susan to volunteer. See attached flyer for details.



Holiday Progressive Party: December 8. We have a host home for the appetizer part. We still need a host home for dessert. For more details see the attached flyer. Contact Event Chair; Carol Hahn, cshahn2450@gmail.com to volunteer your home.

Prairie Village Newsletter

No. 80

Website: www.flagstaffmanagement.com/prairie-village
Facebook: www.facebook.com/PVLongmont

November 18, 2018

Board of Directors:	Justin Stoeber, Pres justinstoeber@gmail.com	Open Position VP	Aaron Buckner, Treas awbuckner@gmail.com
	Michael Thompson, Sec mdthomps22@gmail.com		Open Position At Large
Property Manager: David McCarty, 303-682-0098 fmc900@flagstaffmanagement.com		Newsletter Editor: Carol Hahn prairievillagehomeowners@gmail.com	

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NEIGHBORHOOD CONCERNS: Residents with neighborhood concerns should contact our Property Manager, David at 303-682-0098 or email fmc900@flagstaffmanagement.com

NOTES FROM ANNUAL HOA MEETING

HOA DUES FOR 2019: The Board announced that there is an excess of \$15,000 in the budget due to a low year for snow removal, lower management fees with the new Management company and other budget savings. Since we can't guarantee that we will have low snowfall every year, in lieu of lower dues, the Board has decided to put \$4,000 into Reserves and to credit back the remainder to the homeowners. You will not be billed for December dues. If you have already paid for December, then your account will be credited \$55 toward your January dues. Dues for 2019 will remain at \$55/month.

GOVERNING DOCUMENTS: Melissa Garcia, Attorney who has been working with us on revising/updating our documents was present to answer Homeowner questions. She received a lot of good feedback on the drafts. The final drafts will be mailed to each Homeowner to review and vote on accepting them as our new Governing Documents. We must have 67% of the community voting to meet the quorum. It is important for each homeowner to turn in their ballots so we can proceed with simplifying these documents.

CENTRAL PARK: Work will start in December on the addition of a swing set and spinners. The work will be done by GoPlay. This project is being financed by our dues in conjunction with a \$6,000 grant from NGLA.

ALFALFA FIELD: KB is proceeding with developing the field into paired homes. They hope to start infrastructure by May and have it completed by next winter. Their development will include a playground in the park area. The Board has worked out a deal that KB will also help finance our playground equipment.

NGLA: Representation to the NGLA has been opened up to anyone in the community who wants to attend the meetings are welcome. Drew, Howard, and Jim will continue to attend to meet the required participation, but anyone else who would like to participate can. The meetings are the 3rd Thursday of the month at 6:30 pm, at the Senior Center on Longs Peak Ave. For more information, contact Drew Kramer at 720-985-6273.

BOARD OF DIRECTORS VACANCIES: Since we did not have a quorum of attendees and proxies, we were not able to vote on filling the vacancies on the Board. However, Pearl Pinkham, Mike Thompson, and Bob Anderson have volunteered to serve. Positions will be determined at the next BOD Meeting.

COMMITTEE REPORTS: There were 2 committees reporting;

Social Committee: To continue to hold all the social events, volunteers are needed. Susan has been having to do all the work with very little help. If no one volunteers to help her, an event may be cancelled. If you enjoy having all the events, then please consider helping out with one or two. Please contact Susan Porter at skporter2010@gmail.com if you can help keep these events going.

Caring Cooks: They provide meals to families who could use a little extra help during surgery, illness or death in the family. It usually only requires providing 1 or 2 meals a year. For more information on lending a helping hand to a neighbor, contact Carol Erickson, 303-776-0864.

NEXT BOD MEETING: TBD An email will be sent out when a date has been set.

ROOF REPLACEMENT

As roof replacements continue through the neighborhood, please remember to check the alley behind your home for any nails that the roofers missed when cleaning up. Many residents have been finding a lot of nails lying in the alleys. Please pick them up and discard so you and your neighbors won't end up with flat tires. If you have pets or children, you may want to check all the areas around your home.

UPCOMING SOCIAL EVENTS

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Holiday Progressive Party: December 8. We have 2 host homes for the Holiday Party. For more details see the attached flyer. Contact Event Chair; Carol Hahn, 303-638-1989 to RSVP and to sign up for what you will bring.