
**Management
Company**

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Sonoma Village at Ute Creek

Spring 2022 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.

Trashcans

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 pickup day (Monday) and should be brought back in and stored in the garage, the night of trash pickup (Monday night). It keeps our property values up & neighborhood looking tidy.

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**. 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). 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.

Parking within the community: Please remember that the visitor parking spaces are on a first come, first serve basis. These spaces are for visitors, so please do not store your car in these spaces, or it may be towed. Please Park on the street if you have more than one vehicle, so that not all the spaces are used and available for visitors.

Painting: All Phase Painting will be out in May, to paint the next six buildings. This year buildings #7 (2215), #8 (1024), #9 (2225), #10 (1108), #11 (2239), and #12 (1122) will be painted. You may see the handyman out also, as he will be making repairs to siding prior to the buildings being painted.

Resident Get Together Potluck/Garage Sale is scheduled for ***Saturday June 11, 2022, at 6:00 p.m.*** Further info will be provided as the date gets closer. The HOA will be placing an ad in the Times Call. Due to Covid, this has been cancelled the past few years unfortunately. The board is excited to start this up again and looks forward to seeing everyone at the Potluck. The board is also consider starting up an HOA Movie Night, possibly in July. Please make sure to sign up for Email Notifications on the Flagstaff Management website or inspect the HOA's bulletin boards for more details and to stay informed about the HOA.

Update on Buildings #19 and #20: Antero Homes has notified the HOA that they have been given the greenlight from the city and are scheduled to begin the excavation process on April 28, 2022. The general digging process should last four to six weeks.

Short Term Rental Poll results: The board would like to thank all owners that returned their poll regarding short term rentals. A total of qty 84 polls were returned. There were qty 11 polls in favor of short-term rentals and qty 73 against short-term rentals. With this feedback, the board will work with the HOA's attorney to create a Covenant Amendment regarding leasing and the requirement of all leases be a minimum of 30 days. The Amendment and Ballot will be mailed to all owners in the next few weeks. Please make sure to return your ballot when received, as 67% (qty 109) of owners will need to vote in favor of the Covenant amendment for it to pass.

HOA Community Update Emails: *To receive emailed updates/notifications from the HOA in the future, you will be required to Subscribe on Flagstaff Management's updated website. Please visit www.flagstaffmanagement.com and choose Sonoma Village at Ute Creek. From there you can Subscribe to Community Updates to receive future emails from the HOA. You must subscribe to receive these updates. The goal is to send all future updates/notifications (Newsletters, etc.) via email. Thank you, Flagstaff Management, Inc.*