



Audubon Spring Homeowners Association

Community News ♦ 1st Quarter Winter 2012

From the Board of Directors...

Mission Statement

Our mission is to enhance the quality of life in our neighborhood through management of common areas, enforcement of rules and covenants, support of initiatives that strengthen bonds among residents, and to invest in capital improvements that benefit the greater good.

Our Goals

- To promote a safe environment to raise our families
- To protect the value of our homes and common areas
- To promote Pride and Identity in the neighborhood
- To keep members informed on pertinent local issues that directly affect them and their families
- To enforce the rules and regulations of the Protective Covenants and Restrictions

PET LEASH – COLORADO SPRINGS LAW

Did you know that it's the law in Colorado Springs to have your pet on a leash while outside and not in a fenced area? It sure is.....So don't be caught with your dog unleashed or you may suffer the loss of having your pet picked up by Animal Control and then the cost of getting it out of doggie jail. If you see a stray dog wandering your neighborhood, please contact the El Paso County Animal Control @ (719) 575-8636. Also, please be considerate of your neighbors and community by remembering to take a plastic baggie (grocery store bags work great) and pick up your dog waste. No one likes to step in it, especially when it's not theirs. We have had several complaints about this so please take the time to clean up after your dog.

Winter Freeze Warning



Just a reminder to adjust your heat accordingly if you are going to be out of town during the winter so we don't have frozen pipes. If you leave town and turn your heating system off, or down too low, the water pipes in your home WILL FREEZE and burst during sub-freezing temperatures. Also, if you leave your garage door open for hours during sub-freezing weather, your pipes in the floor above the garage WILL FREEZE and break, causing major water damage costing you thousands to repair – beware!

Holiday Decorations Reminder

According to the Rules & Regulations for Audubon Spring, "Holiday decorations may be displayed 30 days prior to the holiday and shall be removed within 14 days following the holiday."

We're wishing you and yours all the best for this holiday season. May the New Year bring you great happiness and fulfillment!



Snow Removal: It's that Time Again

The City removes snow from the streets, and owners are responsible for removing snow from the sidewalks in the front, side, and back of the home. If you have any questions about what areas you're responsible for and which ones the HOA takes care of, just contact Diversified Property Management and they'd be happy to help.



Board Member Resigning ...

We would like to bid William (Pete) Winget, our Secretary/Treasurer, a special farewell as he and his wife venture out on their new journey living in South Carolina. Thank you Pete for all your hard work and years of service to the Audubon Spring HOA. We wish you the best! (See page 2 for information about this open board position)

Do you want to be better informed?

The association is collecting email addresses so we can stay in touch with members of our community. If you haven't done so already, please provide your email address by emailing us at mduval@diversifiedprop.com with request to be added.

Board of Directors

President: Freddi Watt-Hutchens
Vice President: Bart Cook
Secretary/Treasurer: Vacant (please volunteer, we need you!)

We need to fill the Secretary/Treasurer position, so please consider if you are someone who:

- **Has a few extra hours a month to devote to Board business** (i.e. responding to emails, quarterly Board meetings, and occasional special meetings)
- **Good at decision making when required** (i.e. budget items, policies, and for the greater good of the community)

Looking for a way to volunteer your time?

Being a Board member can be frustrating at times, but it may also be one of the most rewarding ways you can find to volunteer your effort. **If you're interested in running for the Board or would like more details about the Board's responsibilities, please contact Mary Duval, at 314-4501 or mduval@diversifiedprop.com.**

Automatic Payments—Free & Never a Late Fee!

Good news! The association is now offering ACH (automatic clearing house). When you sign up for ACH, your assessments will be withdrawn from your bank account on the 10th of every quarter. You may find the application on our website: <http://audubonspringshoa.com> (Click on Forms, then ACH form). Please return the completed form along with a canceled check to our accounting department. We encourage you to take advantage of this opportunity. Questions or problems? Call our accounting department at 719-314-4503.



FALLING BEHIND ON ASSESSEMENTS

When association members lose their jobs or become injured or ill, the association Board understands that arrangements need to be worked out for paying assessments. If you have a legitimate reason for falling behind and you need to work out a payment plan, please call Mary Duval at 719-314-4501. The Board considers each situation individually, and will try to accommodate your special circumstances.

Homeowner Rights & Responsibilities

As a homeowner in our association, you have certain rights—and responsibilities.

You have the right to . . .

- A responsive and competent community association
- Honest, fair, and respectful treatment by community leaders and managers
- Attend meetings, serve on committees, and run for election
- Access appropriate association records
- Prudent financial management of fees and other assessments
- Live in a community where the property is maintained according to established standards
- Fair treatment regarding financial and other association obligations, including the opportunity to discuss payment plans and options before the association takes any legal action, and the right to appeal decisions
- Receive all rules and regulations governing the community association—if not prior to purchase and settlement, then upon joining the community

You also have the responsibility to . . .

- Maintain your property according to established standards
- Treat association leaders with honesty and respect
- Read and comply with rules and regulations of the community and ensure that your tenants and guests do so
- Vote in community elections and on other issues
- Pay association assessments and charges on time
- Contact association leaders or managers, if necessary, to discuss financial obligations and alternative payment arrangements
- Request reconsideration of material decisions that personally affect you
- Provide your current contact information to the association so you receive all information from the community

Attention Renters: Welcome to the Neighborhood!

If you rent a home in our community, you're part of our community association, and we welcome you. We'd like to meet you at our community events, meetings, and social gatherings. Sometimes we can't reach you to announce a party or meeting, especially if you're leasing from an out-of-state owner or a corporation. If this is you, please let our manager, Mary Duval, know your name, address, and phone—and we'll include you on all our mailing lists.

Here are a few tips to make living in our community enjoyable and stress free:

- All residents—owners and renters—must comply with association rules and regulations. They are reasonable rules intended to protect property values, preserve the nature of our community, and make life more enjoyable for everyone. If you need a copy of our rules, please contact the manager or a Board member. The association has the legal authority to enforce all rules, which we do—equitably and consistently. We don't like to take action against those who may not have received this important information, but it's our obligation to do so.
- Renters are entitled to all the privileges of association membership except voting. We can't extend those privileges to you if we don't know who you are. Contact our manager or a Board member and let us know how to reach you. That gives you the advantage of knowing what's going on in the community.
- If you'd like to volunteer for a committee or other type of service to the association, we can't wait to meet you. Responsible, service-minded residents are the backbone of our association regardless of their ownership status.
- If your lease is about up, and you're moving away, we're sorry to see you go, but please notify the manager or tell a Board member.

So, welcome to our community. We want you to enjoy your experience here—perhaps enough to become an owner some day.