



# Audubon Spring Homeowners Association

Community News ♦ 2nd Quarter Spring 2011

## Automatic Payments— Free & Never a Late Fee!

Good news. The association is now offering automated clearing house or ACH! When you sign up for ACH, your assessments will be withdrawn from your bank account on the 5<sup>th</sup> of every quarter. You can also pay annually. A form is enclosed for your convenience. Please return the completed form along with a cancelled 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.

## Please Don't Speed!

With the approach of Spring and Summer we will be seeing more children outside playing. These little people do not always pay proper attention to their location and suddenly dart into the roadways. Please keep your speed at the posted limit or below and watch for all pedestrians, balls, bikes, pets, etc. Let's all have a safe Spring and Summer.



## Why you Might Need Pre-emergent Weed Control



There are literally millions of weed seeds in your yard. They can live there for years and years, just waiting for the right time to pop up and say hello. There are also hard-to-control species that just don't respond to typical control treatments. So, pre-emergent weed control aims to inhibit the seeds from ever growing in the first place. Soil scientists and horticulturists refer to the root zone portion of the soil as a "Seed Bank" full of millions of weed seeds. It's that pre-emergent weed control that closes the door to the safe, thus keeping your landscape looking like a million bucks rather than an empty checking account.

## Spring Tree and Garden Care



Trees can accept a pruning to remove a few branches any time of year but extensive pruning should be done in late winter to early spring. Advantages to pruning during this time are the wounds will close more rapidly before new shoots emerge, fewer insects and disease spores are around and no leaves are on the branches so it is easier to see what's being trimmed. Fertilize trees and shrubs after the leaves are fully grown in late spring or early summer.

Don't prune lilacs or mophead and lacecap hydrangeas during spring, their bloom buds have already formed on the old wood stems. Wait until August to prune hydrangeas and prune lilacs after blooming. The popular Endless Summer hydrangea tends to be more forgiving if pruned at the wrong time.

Prune roses when the buds swell (late April to May) and cut down to healthy wood, where the cane should look green. If the last year's leaves have not been removed from the plant or from the ground, clean up around the rose bush now and place dead leaves in the trash.

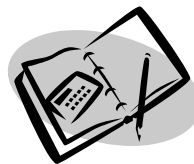


Disease can survive over winter on dead leaves.

Consider planting xeric plants to conserve water.

Remember, it's safest to plant annuals and new perennial plants Mother's Day weekend!

## Year End Financial Update



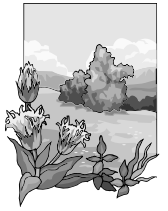
At the end of last year there was \$11,165.79 left on the operating account. There is \$7,360.76 in Aged Receivables that is owed to the Association from homeowners not paying their assessments, late fees, attorney fees, and fines. The Board will be using the operating funds to install a light right by the mailboxes, maintain the common areas owned by the association, and purchase a community sign.

## Collection Policy

- Assessments are due on or before the first day of each quarter starting with the month of January. If the full amount of any assessment due is not received by the Association within ten (10) days of when due, the assessment shall be considered delinquent.
- At such time, a late charge of \$15 shall be assessed to the delinquent account. Delinquent assessments shall bear interest at the rate of ten percent (10%) from the date of delinquency until paid in full.
- Management is directed to send to any Owner who is more than ten (10) days delinquent in the payment of assessments, or other charges authorized by the Association's governing documents (hereinafter referred to as "Assessments"), a written notice, (hereinafter referred to as the "First Notice") sent via first class mail, of the late fee and a request for immediate payment.
- Management is directed to send any Owner who is more than one month (30) days delinquent in the payment of Assessments written notice (hereinafter referred to as the "Second Notice") by certified mail, return receipt requested. This notice shall state that if the balance is not paid in full within ten (10) days, their account will be turned over the Association's attorney for further action. In such case, the Owner will be liable for payment of all charges imposed by the Association's attorneys to cover fees and costs charged to the Association.
- Management is directed to turn over any account to the Association's legal counsel after 10 days have passed since the second notice has been sent if the account has not been paid in full.
- If an account has not been paid in full after the demand letter has been sent, Management shall direct legal counsel to proceed with the recordation of a lien against the said property. If a lien is filed for a property with a past due balance, the Association reserves the right to accelerate and collect all assessments due through the end of the fiscal year for that property. Upon recordation of the lien, legal counsel shall send notice to the owner with a copy of the recorded lien.
- If 30 days have passed since the notice of lien was mailed to the Owner, the attorney will recommend filing a personal suit, foreclosure, garnishing wages, receivership, request a warrant card, etc.
- Owners whose accounts have been referred to legal counsel for collection must contact the Association's attorney for account balance or payoff information.

## Preparing Your Spring Landscape

While winter isn't quite over yet, Spring is just around the corner and now is the time to start planning your new landscape for 2011.



### Submitting a Landscape Plan

1. Draw a picture of what you plan to do, showing grass, mulch, rocks, trees and shrubs. Fences and sheds need to be approved as well.
  2. Mail or fax the plan to: Diversified Property Management PO Box 62218, Colorado Springs, CO 80962 or fax to 719-578-9140
  3. All plans are reviewed on the 10th and 25th of each month
  4. Once your plans are approved, you will receive a letter of approval in the mail. Letters are sent out the day after plans are approved.
- If you have questions regarding the submittal process, please call our office at 719-314-4501.



**The board would like to welcome the community's returning servicemen and women. We thank you for your service.**

A promotional poster for Sky Sox Baseball. The top features the team name "SKY SOX BASEBALL" in a large, stylized font, with "AMERICA'S GAME. YOUR TEAM" written below it. The central image shows a baseball game in progress, with players in action on the field. The bottom of the poster includes the logo for Diversified Property Management, LLC. The entire poster is framed with a decorative border of baseballs.

**Community Night at the Sky Sox!**

Friday, July 8, 2011 • 7:05pm  
Sky Sox vs. Salt Lake Bees  
\$5 Upper Reserve Tickets (normally \$9)  
\$8 Box Seat Tickets (normally \$12)  
Call 314-4504 to reserve your tickets!