



Audubon Spring Homeowners Association

Community News ♦ 4th Quarter Fall 2011



Annual Meeting Summary!

Thanks to everyone who attended the Annual Meeting in September. We obtained quorum to hold an election with the homeowners' votes. Pete Winget was re-elected to the Board of Directors.

In case you missed the meeting, here are a few topics that were discussed:

- The membership and the Board requested to obtain three bids for landscaping maintenance (maintain the front of the community, the easement and the medians).
- We received complaints that the east side of the community is not being mowed. That area is owned by the Korean Baptist Church. All the management company can do is contact them and request that the area be maintained.
- The management company has contacted the City of Colorado Springs numerous times regarding the dirt that piles up at the entrance of the community. We are asking that you please contact M'Shell Wyatt, Street Division, regarding this issue at 719-385-5934 or by email at Mwyatt@springsgov.com. If there are any problems with weeds in City areas, please contact Code Enforcement at 719-444-7891.

Please remember that you do not need to wait until the Annual Meeting to address your Board. Please email or call Mary Duval with your concerns, ideas, etc. at mduval@diversifiedprop.com or 719-314-4501. She can also add you to the agenda if you wish to speak at the next monthly meeting. Your ideas and input are always welcome and needed.

The vendors that work with the Association donated gift cards for the meeting. The following homeowners won: Michael Nichols, David, Daniel Yescas, and Kurt & Danielle Provin.

Fall and Winter Yard Maintenance

We know last winter was tough on a lot of lawns. We wanted to suggest a few things to do to help your lawn make it to next spring. First, if you haven't aerated your lawn in a couple of years, please do so, as the lawn needs to breathe. Do that in September or early October and then follow up with winterizing fertilizer and water well before the ground freezes. This will allow the roots to grow or take hold before winter. Also, over-seed if you have some thin spots or areas that need some repair. Finally, when there are warm days in the winter and very early in the spring, give the lawn a good soaking again. As long as the water is not draining off of the lawn and into the streets, it is soaking into the sod. It will help the roots get moisture for an early start in the spring. Remember, the time you invest in your lawn this fall will help earn you lush, healthier grass next spring.



Kudos to Homeowners for Keeping Lawns Looking Nice!

A big thanks to all of the homeowners and residents who kept their yards looking great throughout the summer months. The Board appreciates your hard work and diligence in keeping your yard (and the community) looking great.

Thanks!

Snow-shoveling Reminder!

Cleared sidewalks provide a safe way for pedestrians in our community (especially children, people with disabilities and senior citizens) to get around. Property owners should also be aware they may be held liable for claims resulting from an un-cleared sidewalk. If you live near the mailbox clusters, it is your responsibility to clear that area as well.





A Helping Hand

Community associations are not immune in this recession. Sadly, some homes have been abandoned; the homes were foreclosed and the owners

moved away. When banks take over these properties, they usually don't realize they need to pay the regular assessment. With the depth of the foreclosure crisis and their own financial problems, banks are struggling to keep up.

It's hard not to complain about a nearby property looking downtrodden. We all want to come home to a community we can be proud of. If the house next door is abandoned or not maintained, offer to help. Be sure to check with the Association first if you want to clean up an abandoned property. The property may belong to the bank, the Association or the financially-strapped owner. If no one is given notice that volunteers are coming to maintain a property, trespassing charges can be filed—not exactly a nice return on generosity.

If given approval to access a property, there are simple things volunteers can do to improve the look. When the trash is cleaned up, the yard is watered and mowed, and the newspapers, door hangers and phone books are picked up off the porch, the home is less inviting to thieves and looks better.

Having unity in the community has never been more important than in times like these. Thankfully, as neighbors, we have one another. Don't get angry, get helpful!



FAILURE TO PAY ASSESSMENTS

Assessments are essential to fund the liabilities and maintenance of the community's common areas. When payments are not received from owners it places the Association and management in the difficult position of sending those property owners to a collections attorney. Currently, there is a delinquency rate of over 10 (ten) % of owners at the Association's collection attorney.

Violations Update- July 1 – September 9

- Lawn Maintenance/Landscaping - 25
- Parking violations – 3
- Fences – 1 Weeds – 35
- Debris – 5 Trashcan – 6



Reminders for Community Rules

- There is to be no parking of vehicles on the sidewalk or in the driveways extending over the sidewalks.
- Owners are responsible for clearing snow from their driveways and the sidewalks in front of their homes within 24 hours of the time the snow has stopped falling.
- Holiday decorations may be displayed 30 days prior to the holiday and shall be removed within 14 days following the holiday.
- Trailers, boats, RV's can be stored in the driveway from **May 1st to October 1st**. Any trailers, boats, or RV's stored in the driveway before or after these dates will be in violation and may receive a notice and possibly a fine.

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 5th 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.

Your Community Update

Board Members: Freddi Watt-Hutchens, Bart Cook, William Winget

Dues: \$45.00 quarterly

Assessments are due: Jan 1, Apr 1, Jul 1, Oct 1

Total Homeowners: 77

To find your HOA documents including, financials, forms, meeting notices & minutes, payment information and more go to www.diversifiedprop.com.

