

CHERRY CREEK VISTA II HOMEOWNER'S ASSOCIATION
P.O. Box 3361
Englewood, Colorado 80155
www.ccvista2hoa.org

January 2011

Thank you to the many homeowners who made improvements to your homes and yards, and are maintaining your properties to a high standard. Your exceptional cooperation and support are appreciated.

Annual Billing:

The 2011 annual dues are \$263.35. The Board increased the dues by the allowed five percent to better cover the Association's increasing costs.

The Association is operated by members who volunteer their time. Paying dues on time makes the operations of our HOA easier. Thank you for paying by the due date. Please remember that our billing process does not provide for any grace period.

To avoid the late fee, dues must be received (not postmarked) on or before the due date of February 15, 2011. The late fee will apply to any payment received after February 15, 2011.

A copy of the Association's Collection Procedure is included with this mailing. 2010 dues payments were received from 100% of the homeowners. Thank you!

Snow:

The Association is not responsible for snow removal. The Association encourages all residents to shovel walks adjacent to their houses as a courtesy to their neighbors and for the safety of pedestrians. Please remember that many children use our sidewalks to get to/from school buses and to /from Cottonwood School.

Dogs:

Picking up after your pet is a courtesy for the pedestrians in our neighborhood. It also helps to prevent the spread of disease. If you see a dog off leash, please call Arapahoe County Animal Control 720-874-6750.

Covenants:

Our Covenants include an Improvement Request process. A copy of the form needed before any change is made to your home or property is available on the website. If you are in doubt about whether the form is needed, please ask before proceeding. Any change that is made to your home or property without receiving prior written Board approval is subject to a \$100 fine.

Tennis Courts:

Thanks to Deb Smith and Heather Jackson for looking into repair options for the tennis Courts. Our current goal is to fix the courts by 2013. Crack fill may be necessary in the interim.

Website – WWW.CCVISTA2HOA.ORG:

Our website is a valuable source of HOA related information. It contains our formation documents, policies, meeting notices, budgets, financial information and yard maintenance standards. We encourage you to be familiar with the information on the website.

Email Addresses:

We have created a database of homeowners' email addresses, and it has been helpful with communications. If you are interested in receiving future notifications via email, please provide your preferred email address with your dues payment, or send us an email at info@ccvista2hoa.org, and we will add your email address to our homeowner database.

Thank you,

Your 2011 HOA Board of Directors.

Bernie Gehris, President
Jane Rieck, Secretary-Treasurer
Austin Domsch
Kathy Gardiner
Fred Hornick
Stephanie Keyes
John McGuire
Deb Smith
Marty Struthers