

CHERRY CREEK VISTA II HOMEOWNER'S ASSOCIATION

P.O. Box 3361

Englewood, Colorado 80155

Visit us at www.ccvista2hoa.org

January 2010

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

Annual Billing

The 2010 annual dues are \$250.81. The Board increased the dues the allowed 5% to better cover the Association's increasing costs, and to add to the reserve fund that will allow us to make needed improvements to our HOA park. Plans are being studied to rebuild or replace the tennis courts in the next 2-4 years. A temporary crack fill will likely be necessary as these plans are being developed. Additionally, plans are to add xeriscaping to limited areas of the park to help reduce water costs.

Your Association is operated by elected directors who volunteer their time. Paying dues on time makes the whole process easier. Thank you for paying by the due date. ***Please remember that our 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 2/19/2010. The late fee will apply to any payment received after 2/19/2010.*** A copy of the Association's Collection Procedure is included with this mailing. 2009 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 school buses and Cottonwood School.

Dogs:

Picking up after your pet is a courtesy for the pedestrians in our neighborhood. It also helps prevent spreading disease. If you see a dog off leash, please call Arapahoe County Animal Control at 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.

Spring Clean-up:

If there is sufficient interest, the Association may get a dumpster in the Spring for the use of our residents. It would be a way to clean out garages and get rid of unwanted items. Please let us know if you support this idea.

Concrete Replacement:

Efforts are being made to coordinate our HOA with Cherry Creek Vista I (the neighborhood to our west) to negotiate with, and recommend, a concrete contractor who will offer concrete replacement. If you are planning to replace cracked or sinking concrete, this may provide a good opportunity for you to contract for new concrete at a reasonable rate. Check the website where we will post information as it becomes available.

Website - WWW.CCVISTA2HOA.ORG:

Our website is a valuable source of HOA related information. It contains our formation documents, policies, meeting notices, budgets and financial information. We encourage you to be familiar with the information on the website. In 2010 we plan to create a database of our homeowner's email addresses, so that future notices can be made via e-mail. 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 get your email address added to the homeowner database.

Thank you,

Your HOA Board of Directors,

Bernie Gehris, President

Jane Rieck, Sec-Treas.

Austin Domsch

Kathy Gardiner

Fred Hornick

John McGuire

G. Ravishankar

Deb Smith

Marty Struthers