

CHERRY CREEK VISTA II HOMEOWNER'S ASSOCIATION

www.ccvista2hoa.org

Spring 2010

Dear Homeowners,

The Board thanks the many homeowners who have improved their homes and property. Maintaining our homes to a high standard benefits everyone. Thank you for your efforts!

The Board also appreciates all homeowners who paid their annual assessment. Please plan to come to the fall annual meeting when the Association's finances are always reviewed.

Spring Walk-Through

At least twice a year the Board conducts neighborhood walk-through. The first of these this year will be on May 22nd. We look the overall appearance of the neighborhood properties, taking into consideration, for example, condition of house paint, fencing, yard maintenance and exterior storage. The results of the walk-through help maintain the appearance of our neighborhood.

Yard Maintenance Standards

A copy of the Standards for Yard Maintenance is available on the website. Complying with the Standards will help keep up our neighborhood's appearance. Please remember that Standards apply to front and back yards.

Garbage Cans

We have received complaints about garbage cans being stored outside. Please remember that with our small yards, storing cans outside of your garage may mean your garbage can is just outside the front entry of your neighbor. Article IX of our covenants states that garbage cans and other equipment must be kept from view of neighboring lots and streets. Thank you for your cooperation. Fines may apply in cases of covenant violations.

Tree Roots

Tree roots growing into sewer lines can lead to high expenses. One of our homeowners recently paid more than \$10,000 to have the sewer line replaced from the street to the home! From its newsletter, Havana Water and Sanitation District reminds us that:

Homeowners are responsible for maintaining their own private sewer lines that connect to the District's collector sewer lines. These homeowner lines are normally only 4 inches in diameter and are prone to tree roots invading the small lines between joints.

The District recommends using a product called ROEBIC foam which can be purchased at ACE Hardware or Lowe's. This product if used correctly helps kill the tree roots in the homeowners' sewer line. The homeowner should apply the product twice a year for best results. The District does not recommend removing the tree roots via a rotary-root removal system as the materials that are pushed out into the main sewer line as a result can cause back ups in the District's main sewer lines. The District has experienced this problem time to time.

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Concrete Replacement

Many homes in Cherry Creek Vista I (neighbors in the HOA to our west) have had their driveways replaced at a reasonable cost. The Vista I HOA has kindly shared their contractor information with us. K&K Construction is holding its concrete replacement price to last year's rate of \$4 per square foot - including demolition and removal. If you are interested, contact Kris Zerr at K&K Construction, k.k.construction@comcast.net, or by phone at 720-277-2213.

Architectural Control

The Covenants require that approval be given by the Association before any change is made to the exterior of your home and property. The Improvement Request Form is available on the website. Permission must be given by the Board before any work or change is started, including exterior painting (even if the color is to be the same), landscape alteration, new/changed fence, play structures, antennas, or roofing.

Dogs

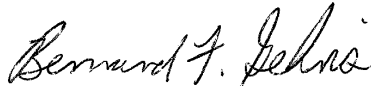
The Board frequently receives complaints about dogs. Please remember to pick up after your pet when walking. Barking dogs can be a neighborhood nuisance as sound carries easily. Arapahoe County has a dog ordinance which governs barking dogs; and dogs running at large in the neighborhood, away from the control of its owner. Information is available on the county's website: www.co.arapahoe.co.us. Animal control can be reached at 720.874.6750.

Future Capital Replacement

Our HOA owns the park on Lansing Court, and it our responsibility to maintain that park for our members. The tennis courts and playground equipment are aging and will need to be upgraded or replaced soon. The sprinkler system is now 30 years old and in need of repair more often; and water is in short supply and getting more costly, thus we are looking at some xeriscaping options. On the website is a spreadsheet that details the projected capital needs over the next 20 years. These estimates are based on funds we think can be obtained without the need to borrow money or levy special assessments. Your Board works hard to control the budget, and we all volunteer our time to run your HOA with virtually no overhead - leaving the vast majority of your dues to cover park maintenance, upkeep and future replacement. If you want to learn about the park and our planned improvement meet us at the park on May 22nd, at 7:30 a.m.

For those of you who supplied email addresses to us, you are receiving this newsletter by email. Thank you for helping us save on postage costs!

Happy Spring and Summer



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