



September 2016
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Fountain Valley Ranch Filing 6 and 3B

ANNUAL ASSOCIATION MEETING SOON!

Annual HOA Meeting Set for Oct. 15 at Faith Lutheran Church in Security

The Annual Fountain Valley Ranch Home-owners Association Meeting is set for 2 p.m. at Faith Lutheran Church in Security.



The HOA has been more active as of late, and this meeting should serve to better explain the role of an HOA in our community and how members can better engage with its board.

The enforcement of covenants and county codes has certainly been more active as of late, according to Joanna Hosford, the board president. But Hosford said the enforcement is being done in as friendly and non-confrontational way as possible.

“Most of the violations are for things that are easily corrected,” Hosford said. “Like yards, for instance. It doesn’t take much effort to maintain your yard and it benefits everyone in our community.”

Other violations include RVs and other trailers not being properly stored on property, commercial vehicles are being parked on the streets and driveways, garbage cans being left out, and more. “By complying with the covenants, we can protect our property values and improve the morale of our HOA,” Hosford said.



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SPECIAL POINTS OF INTEREST

- Covenants protect your property value
- Outside changes to your property need architectural approval
- Paragraph 4.07 revisited
- Be responsible for your pets



MESSAGE FROM THE HOA PRESIDENT

I am excited with our accomplishments! We have a new newsletter design, and even more exciting is that we are creating a new website. It's been a process which would have taken so much longer were it not for the efforts of several people who have stepped up. Thank you, and you know who you are. If you have any ideas or suggestions for the website or other matters, please feel free to bring them to our attention. Please come to our annual meeting at 2 p.m. October 15

in Faith Lutheran Church. A healthy HOA needs the involvement of its members to ensure we can all live in a good, safe and clean neighborhood. Please come and exchange ideas with your neighbors.

I thank you for your patience as we continue to grow our HOA. It's paying off.

Our monthly meets are the second Wednesday of each month at 6:30 p.m. at 105 Kiva Road. — Joanna Hosford

“Love begins at home, and it is not how much we do... but how much love we put in that action.” — Mother Teresa

ANNUAL DUES

One hundred and nine property owners out of 425 in our HOA are delinquent in paying their association dues. The annual \$30 due helps this association pay its bills, insurance, lawyer fees, etc. A total of \$10,800 in outstanding dues is owed.

Liens have been placed against properties for not paying association dues, and that can make closing on the sale of a house a little difficult. Ignorance of the law is not an excuse. Homeowners are provided HOA covenants when they close on the sale of their new house. That is the law in Colorado, and title companies take it very seriously.

Our HOA dues are among the lowest in the country at eight cents a day, or \$2.50 a month.

“Honesty is a very expensive gift; don't expect it from cheap people.” — Anonymous

HOA APPROVAL REQUIRED FOR CHANGES

The recent hail storms have necessitated that residents be allowed to change their roofs without HOA approval. But if you're changing the basic color of your roofing, approval must still be obtained through the HOA Architectural Committee. Please comply with the “earth tones” established in our Covenants, browns, tans or warm grays.

Any work being done on your property, i.e. - sheds, exterior painting, landscaping, concrete work, roofing and fencing, needs to be submitted for approval to the Architectural Control Committee of the HOA. You can obtain a form to obtain approval for outdoor work at <http://fountain-valleyhoa.homestead.com>. Please allow 30 days for approval of any work you're planning.

The form must be submitted for the approval prior to any work being done. Why? The HOA keeps a file on your home which can be subject to request when your home is sold. Doing so also ensures that our neighborhood is maintained to the highest standard possible—an obvious benefit to all of us when selling your home or when someone is looking to purchase a home in our community.

Obtain approval before starting your do-it-yourself or contracted project. You can call us at (719) 390-5407





Summer flowers will soon be replaced with snow, but it was fun while it lasted.

BARKING DOGS & OTHER COMMON ISSUES

Fido and your responsibilities

Per our covenants, two pets per household are allowed. Complaints of unabated barking and several dogs in a backyard seem to validate the need for covenants. Covenants are provided by the Tite Company and the time of closing, and there are admittedly a lot of documents put before the new owner at closing, but it is your responsibility to comply with the covenants.

Home Businesses

Businesses that attract customers are not allowed to be run out of homes in our HOA. That includes daycares, pet sitters, car shops, sales centers, etc.

Single-residence houses

Properties in our HOA are single-residence homes. Subletting or multi-family residences are not allowed by the covenants. There are housing code considerations that you may be violating as well by trying to rent out a portion of your house to multiple families.

Monthly HOA Meetings

The board meets at 6:30 p.m. on the second Wednesday of each month at 105 Kiva Road, and meetings are open to all HOA members. Please consider volunteering and attend the next meeting. Your unique perspective can go a long way to making our HOA successful, and to ensuring the welfare of our community. Please call (719) 390-5407 Also, please visit our site for forms and more information: <http://fountainvalleyhoa.homestead.com>.



PICK UP AFTER YOUR PETS

It doesn't take much to remember that we have pets in our community. In fact, if you don't watch your step, you're likely to step in one such reminder!

Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community and to other pets. One of the most common forms of disease transmission between dogs is through fecal matter.

Please take along baggies with you when you walk your pet, so cleaning up after Fido isn't a difficult and dirty task. By doing so, you are preserving the beauty of our neighborhood and showing off our best face to visitors.

Also, when walking your dog in our community, remember that it must be leashed.

10 P.M. CURFEWS IN EFFECT FOR AREA TEENS

Children less than 18 years of age, per El Paso County ordinance, are not to be on the streets past 10 p.m. Sunday through Thursday, and curfew is midnight Friday and Saturday.

ENVIRONMENTALLY FRIENDLY WEED KILLER

One gallon of white vinegar, 20 oz. of salt, five drops of liquid dish detergent. Mix well to dissolve. Kills vegetation. Do not spray it on grass!

COVENANT VIOLATIONS

There were 28 Covenant Violations noted during a recent inspection of the HOA. Letters were sent to those houses in violation, and continued violations can result in fines or worse. Please take care of your yards, do not let clutter amass and be a good neighbor.

Business Cards

If you'd like to advertise your business via this newsletter, you can do at a cost of \$25 per issue. Mail your card and check to Fountain Valley Ranch HOA Filing 6 & 3B, PO Box 31034, Colorado Springs, Co. 80931. The newsletter is published quarterly and distributed to roughly 425 households in our HOA.

Garbage and Refuse Disposal

Para 4.12 of the Covenants regarding Garbage and Refuse Disposal: #4. About midway through, this was update 11/21/20009 to read: All property owners with lots located on a corner shall ensure the intersection is not blocked or obstruct the view of traffic by keeping all vegetation trimmed to less than three (3) feet high or in the case of trees, their limbs shall not be allowed to grow lower than six (6) feet from the ground. This clear field of vision shall extended twenty-five (25) feet along each curb line.

We'd like to remind homeowners who have corners to please trim their bushes to only three (3) feet high so as to not block people's view when pulling up to the corner

As for garbage cans, they are not to obstruct walkers or traffic in any way.

"Leave this place better than you found it."

**Fountain Valley Ranch HOA Filing 6
&3B
PO Box 31034
Colorado Springs, Co. 80931**

CONTACT US

Contact us at (719) 390-5407 or visit us at: Fountain-valleyHOA@hotmail.com or <http://fountain-valleyhoa.homestead.com>

Fountain Valley Ranch Filing 6 & 3B was developed by New Generation Homes in the 1990s. Our Board Members are:

Joanna Hosford —President

Dave Harper — Vice-President

Ann Blackburn — Secretary
Volunteers include: Alex Johnson, Pat Johnson, Randy Blackburn, Della Martinez, Rosanna Markel and Norm Bothun.

PLACE
STAMP
HERE