



Next HOA Meeting
April 11, 2018
6:30 PM
105 Kiva Road



CORNER LOTS

Owners with corner lots are to ensure that the intersection is not blocked or obstructed due to trees, shrubs, flowers or landscaping. Tree limbs, for example, can be no lower than 6 feet from the ground to facilitate safe travels. Clear vision should extend 25 feet along each curb line.

MEETING INFO

The board meets at 6:30 p.m. on the 2nd Wednesday of each month at 105 Kiva Road

(open to all HOA members)

Visit our site for forms and more information:

<http://www.fvrhoa.com>

fountainvalleyhoa@gmail.com

(719)464-6710



Spring 2018 Newsletter



It's that time of the year again. Time to take a look at your yard and ask yourself, is it in need of attention? There's a reason that you belong to an HOA. Because all of our homeowners agree to a minimum standard of property appearance, your investment in your home is better protected.

To that end, while the weather is inviting, take a look at the picture your outdoor property would make if you were a current home buyer. If you see a lawn needs cutting or weeding, shrubs or trees that need trimming, junk or clutter, take care of it before your neighbor complains or you are reminded by the HOA.



Scoop The Poop

As your dog takes you for a walk, you should be considerate of their neighbors and "pick up the poop," if the dog leaves a present on their lawn. Please take responsibility for your pets and, in doing so, keep your neighbors happy. That also means keeping them on leashes when out and about, and keeping them inside when temperatures dip.

Quick Notes:

- ✓ Pay your dues, if you have not done so yet
- ✓ Outside changes to your property need architectural approval.
- ✓ Be responsible for your pets

MEET DAVE THE HOA PRESIDENT



I'd like to thank our past president, Joanna for her time and service to our HOA. A few months ago, Joanna resigned her position. As the HOA vice president, I have assumed her role, and I am dual tasking. I am hoping that someone can step forward and assume my former role as Vice President. Many thanks to Joanna for her many contributions to our HOA, and for all of our other volunteers, as well.

I'd really like to thank the overwhelming majority of you who have supported our efforts to make this HOA work by following the covenants and ensuring that our property values remain high, and that Fountain Valley Ranch continues to be a sought-after location to live, work and play. We have 425 homes in our HOA, which makes us a large community, so your support is most appreciated.

Interesting Dog
Facts for the
Year 2018



1. Dog poop is not fertilizer. Your dog's poop can contain bacteria that spreads diseases and parasites. These can be passed onto other pets and even humans.
2. Dogs' urine is extremely acidic and can destroy your lawns, causing dry brown patches.
3. It SMELLS! Even in the winter, the odor from the waste has a terrible smell that no one needs to deal with as they walk up their driveway...
4. When it snows, the little (or big) piles on people's yards look...well... just plain ugly!

Be a good neighbor and clean up after your pets!

CERT – Community Emergency Response Training

The El Paso County Office of Emergency Management offers public CERT basic classes for adults, plus a Teen class. Participants will learn about how to identify and anticipate hazards, extinguish small fires, setup medical treatment areas, practice family emergency preparedness, and more. Course length is 20 hours, over several days.

Who should take CERT? Neighborhoods, churches and community organizations.

- Parents
- Scouts and Youth Groups
- Teachers, Students and school administrators
- Individuals
- Anyone interested in making their community safer, better prepared and more resilient.



WHAT DOES THE CERT CLASS COST? Nothing, not one penny!

In 95% of all emergencies, bystanders or victims provide the first immediate assistance on the scene.

DO YOU KNOW WHAT TO DO?

Contact the HOA at 719-464-6710 if you are interested in taking the training!

ANNUAL DUES

This is a reminder that your annual dues invoice of \$30.00 per year was mailed out January 2018. Please be sure that your account is up to date. You can call Jerry Allin (719)392-1592 with any concerns about your account balance.

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

10 P.M. CURFEWS IN EFFECT FOR AREATEENS

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.

GARBAGE CANS, ETC.

Garbage cans can be put out the night before pickup, but they should not be blocking the sidewalk. Placing garbage cans on the sidewalk requires children and others to walk in the street to navigate them.

PARKING REGULATED BY COVENANTS, TOO

Per Amendment 4.07 of our Covenants, HOA members, family, agents and guests should make every effort to park private vehicles in the garage or driveway located on the owner's property. No stripped down, partially wrecked, unlicensed, junk motor vehicles, mobile homes, recreational vehicles, trucks and trailers, or sizeable parts thereof, may be parked on any public or private streets in the HOA. Rule 4.07 goes into legal verbiage regarding this, but the HOA does not permit commercial vehicles from being parked in its area other than for the immediate servicing of a residence. Flatbed, tow, utility or other commercial vehicles with company signage are prohibited to being regularly parked in front of a residence or on any streets in the HOA. This also applies to fifth wheel trailers, recreational vehicles and trailers. Buses, trucks with mounted campers, horse trailers, boats, utility trailers, etc. You get the idea. There are many storage facilities available in our immediate area to accommodate these types of vehicles. Currently, we have only a few residences in non-compliance, and those issues are being addressed as per HOA protocol.



Home Businesses

Businesses that attract customers are not allowed to be run out of homes in our HOA. That includes day care center, pet sitters, car shops, sales centers, etc. Also, homes are single-residents by our HOA, so subletting or multiple-family homes are not permitted by our covenants.



NEIGHBORHOOD WATCH, COMING SOON!

In a Neighborhood-Watch community, neighbors communicate and keep watch on each other's home and property, especially when someone is away. They report any suspicious activity to law enforcement and become an active contributor to a safer neighborhood. Working collaboratively with area law enforcement, Neighborhood Watch communities develop a closer sense of community, often building long-term friendships with each other. A neighborhood Watch system is easy to establish, simply by getting to know your neighbors and being willing to communicate crime and non-crime neighborhood related information.

By forming a watch group, you make it known that you won't tolerate criminal activity in your community and you make your community less attractive for potential criminals. The program is simple and inexpensive, yet highly effective in the fight against crime. Statistics indicate that communities with active Neighborhood Watch programs show a marked decrease in burglaries and related crimes.

We are looking for block Captains for every 6 - 10 homes to make sure your neighbors are up to date on any activities.

[Contact the HOA at 719-464-6710 if you are interested in joining the team!](#)

Trees That Cross Property Lines



When you have a tree near your property line, its branches may overhang on your property. When that's the case, it's important to know your rights and responsibilities regarding the tree and branches that extend over your property. You are legally allowed to trim trees which are hanging over your property, whether or not they are your trees. To trim however, you must stay on your own property, not going onto your neighbor's property for a better view or angle.

Even though your neighbor has a right to trim trees that extend over their property line, they do not have the right to come onto your property to facilitate the trimming unless you give them permission. You have the right to expect that any maintenance they do on their side of the fence does not damage or ultimately destroy the tree. The best policy regarding overhanging trees is to discuss it with the neighbor, explaining your position regarding the tree or trees in as friendly a manner as possible, and getting their buy in. It's called being neighborly.

SUPREME SPAGHETTI



INGREDIENTS

- 1 package (1 pound) spaghetti, broken into 4-inch pieces
- 1 bottle (16 ounces) zesty Italian salad dressing
- 1 large cucumber, diced
- 1 large tomato, seeded and diced
- 1-1/2 cups fresh broccoli florets
- 2 tablespoons shredded Parmesan cheese
- 2 teaspoons Salad Supreme Seasoning

DIRECTIONS

Cook spaghetti according to package directions. Drain and rinse in cold water. Place spaghetti in a large serving bowl. Add the remaining ingredients; toss to coat. Cover and refrigerate for at least 45 minutes. **Yield:** 12 servings. (Originally published as Supreme Spaghetti Salad in Quick Cooking May/June 2004, p8)

We NEED you. Can you HELP?

The success of our HOA depends upon getting our members involved in the various committees that the Board of Directors depends upon for support and guidance. Volunteering to serve on one of the HOA committees is a great way to become involved and contribute to our community. As owners in HOA's we tend to allow that elite group known as "them" or "they" to operate the HOA, attend related meetings and make important community decisions. However, we need to realize that "them" and "they" are always made up of "I", "We", "You" and "Us". The Board of Directors is looking for homeowners who are interested in volunteering to serve on the HOA committee. Contact (719) 464-6710 for more information.



If you'd like to advertise your business via this newsletter, you can do at a cost of \$25 per issue. Mail your business 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.



P.O. Box 31034
Colorado Springs, CO 80911

PLEASE
PLACE
STAMP
HERE