



Fall 2018 Newsletter

Next HOA Meeting

Aug. 8th

105 Kiva Road

To get another ACC
form: Go to
www.fvrhoa.com

"From the home page
click on covenants, next
choose item number 5 on
the list "Architectural
Improvement"

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



ANNUAL H.O.A. MEETING

Please join us for HOA updates
and guest speakers from the
Sheriff's Dept, Security Water,
Fountain conservation manager
and more.

September 22nd
at Faith Lutheran Church
315 Security Blvd
1:30 PM to 3:30 PM

(snacks and refreshments will be
served)



It's that time of year again. Time to take a look at your yard and ask yourself, is it a beautiful sight, or is it an eyesore? There's a reason that you belong to a HOA. Because all 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 that 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 your association.

WE WANT YOU!



To Volunteer

Thinking of serving on your Board of Directors?
Here are just a few reasons why we see homeowners
step up to the plate:

- 1.You have a vested interest in your investment. By becoming involved with your community association, you can take an active role in maintaining property values and ensuring your community's quality of living.
- 2.Continue your education. As human beings, we never stop learning. Going behind the scenes to see how things operate is one of the greatest educational experiences available.
- 3.Express your creativity. Our individuality is what makes the world go 'round, as they say. Even when serving your community, you can find ways to express yourself.
- 4.Serving allows you to get out and socialize and network with your neighbors. It can even be fun!
- 5.Like to solve problems? Isn't it better to help your leaders than to complain or criticize?

Quick Notes:

- ✓ Pay your dues, if you have not done so yet
- ✓ Outside changes to your property need architectural approval.
- ✓ JOIN THE BOARD



Reminder of the Covenant Community

The HOA board would like to remind everyone that this housing community of 425 houses is governed by a Homeowners Association. The HOA, named "Fountain Valley Ranch Filing No 6 & 3B" was formed September 1, 1994. The Declaration of Covenants, Conditions and Restrictions are governed by, and constructed in accordance with the statutes and laws of the State of Colorado.

It is the responsibility of each home-owner, renter and property manager to make sure all covenants are followed. We the board, ask for everyone's co-operation in this matter. Please understand that the covenants are meant to help keep the community neat and clean. By following and enforcing the covenants we keep our property values rising. Another reminder for all homeowners, if at any time you need to make improvements and upgrades to the body of your home, roof, yard (FRONT & BACK), and driveway, you are required to complete an Architectural Control Committee form. This form is located on the HOA website. From the home page click on covenants, next click on the 5th item down the list "Architectural Improvement." Please complete and submit the form before starting your project. Paint samples, project measurements and drawings may be required. Remember there is an easement to consider when fences are involved; and always have the utility companies come out to mark utility lines before digging. When the ACC committee approves the project then you should begin. The property improvement information is kept in your property file at the HOA office. When selling your home your realtor needs approval from the HOA for closing. It's important that updated information is filed before you decide to sell your home.

Next, if you receive a violation letter please understand that it is a friendly reminder. You may call or research the covenants online for clarification. The goal of the letter is for the violation to be resolved immediately. The HOA has the authority to fine up to \$50.00 per day for non-compliance. Most all homeowners have never let the violation get to that point. Our phone number is 719 464-6710. Website fvrhoa.com to find ACC forms. We thank everyone for their help, co-operation and support.

HOA dues Are Required from Each Property Owner!

In order to meet the financial obligations of our association we depend upon the timely receipt of \$30.00 per year from each owner. Our community depends entirely upon the annual dues to pay its bills (insurance, accountant, attorney, website management, mailings etc.). Whenever homeowners are delinquent in paying their assessments it creates a "cash-flow shortage" that may prevent the association from paying its bills in a timely manner. There is no other source of income available to make up for the shortage. All bills are mailed in January and due upon receipt. If you have not received a bill, or you are not sure that your dues are up to date please call our accountant Jerry Allin at 719 392-1952 for an update. He is located in Security so it's easy to drive down and bring your account current.

Moving forward, the HOA will hire a collection agency for property owners who are delinquent. Our dues are \$30.00 per year. Don't let your name and address be subjected to collection for such a small amount. Pay your dues current today.

Summer Squash Recipe



INGREDIENTS

- 1 tbsp olive oil
- 1 medium size yellow summer squash, sliced, 1/4" thick
- 1 medium size zucchini, sliced, 1/4" thick
- 1 tsp finely crushed Rosemary leaves
- 1/2 tsp garlic powder
- 1/4 tsp ground black pepper
- 1/4 tsp fresh ground sea salt
- 1 cup grape tomatoes

Directions

Heat the olive oil in a large non-stick skillet over medium-high heat. Add in the yellow squash & zucchini; cook and stir 3 minutes. Sprinkle with the spices. Add in the tomatoes; cook and stir 2 to 3 minutes or until vegetables are tender-crisp.



Replacing exterior light fixtures?

Building a pergola?

Installing a patio in the back yard?

Don't forget to submit your ACC request form prior to starting any projects!!

**THERE IS A FORM ATTACHED PLEASE SUBMIT IT WITH ANY CHANGES
YOU HAVE COMPLETED**

Mail to: Fountain Valley Ranch HOA 6 & 3b

P. O. Box 31034

Colorado Springs CO 80931

Please call (719)464-6710 if you have question about this form

Top Five Tips to Help Save Money and the Environment at the Same Time!

1. By eating fish that are fished in an environmentally responsible manner, you can help keep the marine ecosystem healthy. Some seafood is both less expensive and fished in a way that doesn't harm the oceans. Find out which fish are best and worst to choose.
2. When you're next in the market for a car, choose the one in your class with the highest fuel efficiency rating. You'll save money each time you fill up.
3. Check your tires once a month, since properly inflating your tires improves gas mileage. According to DOE, under-inflated tires waste more than two million gallons of gasoline a day. And they're also a safety hazard.
4. Using fluorescent lights can be a major factor in cutting greenhouse gas emissions. According to the Environmental Protection Agency, a new compact fluorescent bulb uses 75% less energy than a standard incandescent and lasts about 10 times as long.
5. You prevent waste and save money whenever you reduce your purchases of disposable and over-packaged items or reuse more of what you already have. It's easy!



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.

Fountain Valley Ranch Homeowners Association, Inc
Architectural Control Committee Submission Form (<http://fountainvalleyhoa.homestead.com>)

IMPORTANT NOTICE: Owners are responsible for obtaining all City/County and HOA Permits and approvals and meet all requirements. Any changes must be submitted for additional approval.

Name:

Date:

Address:

Phone/Email

I request approval for the following change(s) to the exterior of my home: (Please include detailed specifications, height, materials, color, site plan showing location and any use of Dumpster to include dates it will be on site.) Insure your contractor is aware you are in an HOA and need approval of modification.

Please allow up to 30 days for approval

Owner signature

Contractor/Supplier signature

Mail to: Fountain Valley Ranch HOA 6 & 3b
P. O. Box 31034
Colorado Springs CO 80931
Please call (719)464-6710 if you have question about this form

Approved:
Board Member

| Denied:

ACC Member

Date:

Conditions/Reasons/Comments:



Fees

The HOA is working on having a collection agency assist with all dues and fees that are owed.

If you receive a letter from the collection agency you must deal with them and make any and all payments due to them. We can not accept or adjust your account without their permission.

ARE YOU INTERESTED?

CALL 719-464-6710 FOR MORE INFORMATION

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!

How Each Household Can Help To Create a Strong Community?

A hive of bees is a perfect example of a community working together in harmony and for the common good of all its members. After all, a bee living alone can barely survive, let alone prosper. But in a hive made up of hundreds of other bees, each taking responsibility for the various jobs necessary for the survival of the community, the lone bee not only survives, it contributes mightily to the success of the hive. The secret of the bee's success in living together in a close-knit community is that each bee not only understands the interrelationships that exist between it and the rest of the members of its community, but is willing to accept some of the responsibility for the hive's prosperity by expanding their role in the community whenever necessary. As homeowners, we too can choose to recognize the interrelationships that exist between ourselves and our neighbors and how those interrelationships have a direct impact on our quality of life. We can also choose to take some of the responsibility upon ourselves to contribute to improving those relationships and in the process improve our community. In order for our community association to continue to protect, preserve and enhance our community assets and our property values, each member of our community has to acknowledge their role in our community and, at times, be willing to expand their role to take on some added responsibility.

For example: We all must obey our governing documents, we agreed to do that when we closed escrow. By obeying community rules and regulations, we contribute to our community and accept the role of a rule abiding member. Each year we conduct an Annual Meeting at which time we elect our Board of Directors, although we don't have to participate in the election process, choosing to do so contributes to the success of our community. Our role as a rule abiding member expands to include that of a voting member. We also have the opportunity to attend our Board of Directors meetings in order to better understand the business decisions made by the Board. When we choose to attend those meetings, our role as a rule abiding, voting member now expands to include that of a participating member. And when we choose to serve on community committees or the Board of Directors, we accept another role and become a rule abiding, voting, participating and contributing member. So, let's all work at recognizing what roles we can choose to accept in our community and, like the bee, work together at making our community the best place to live that it can be!



TIPS

Let's all work together to help eliminate neighborhood crime. Please watch out for these activities in our neighborhood:

- * Someone running from a car or home.
- * Someone screaming. If you can't explain the screams, call law enforcement and report them.
- * Someone going door-to-door in the neighborhood or looking into windows and parked cars.
- * Someone asking about past residents. *
- Someone who appears to have no purpose wandering through the neighborhood.
- * Unusual or suspicious noises that you cannot explain, such as breaking glass or pounding.
- * Vehicles moving slowly without lights or without an apparent destination.
- * Business transactions conducted from a vehicle. This could involve the sale of drugs or stolen goods.
- * Offers of merchandise available for ridiculously low prices. The merchandise might be stolen.
- * Someone walking or running while carrying property at an unusual time or place.
- * Someone removing property from unoccupied residences.
- * A stranger entering a neighbor's home which appears to be unoccupied.
- * A stranger in a car who stops to talk to a child.
- * A child resisting the advances of an adult.

MISSION STATEMENT

The Fountain Valley Ranch Homeowners Association 6 and 3b strives to pursue added value and retain positive neighborhood appearances in order to maintain and / or increase property-value. This is done by following the established FVR HOA covenants and by supporting the organization's initiative and direction. Together, we will achieve this mission with integrity and professional communication for the 425 homeowners part of this association.



Trash cans

Where you prefer to store your garbage cans is really is a matter of preference, but remember that we want the neighborhood to be aesthetically pleasing. Outdoor trash cans can attract bugs and animals so that will have to be a consideration. It's always a good idea to try to prevent insects



**TAKE A 2ND
LOOK AT
WHERE YOU
STORE YOUR
CANS**

A Friendly Reminder



Let's keep in mind that RV's and campers can be parked in front of your home for loading and unloading. They are not to be parked there for extended periods of time, and they are not to be used for additional home living space at any time. Let's all have a safe rest of the summer.

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.

NEW

ADVERTISE HERE !

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