



Next HOA Meeting  
May 8th & June 12th  
105 Kiva Road

## MEETING INFO

The board meets at 6:30  
PM on the second  
Wednesday of the month  
at 105 Kiva Road  
(Open to all HOA  
members)

### IMPORTANT

Please call to see if you are  
behind on your dues.

HOA  
accountant:  
Jerry Allin  
(719)392-1952  
578 Marquette Dr

For more information or  
forms visit the website:

<http://www.fvrhoa.com>  
[fountainvalleyhoa@gmail.com](mailto:fountainvalleyhoa@gmail.com)

(719) 464-6710

## Message from the HOA President

Happy Spring! It is that time that most people get their home in order for summer fun and beautify their home. With that said, we want to remind you to please submit your plans to paint, build or make any exterior changes to your property. Please refer to the Covenants if you need more information or clarity or you can get in touch with us. We are all volunteers and have full time jobs but we still make time and try to insure that our properties values are preserved by being proactive. Please help your community by being active in your own investment which includes your yard. During this time of year, many might want to ignore their overgrown weeds or letting their yard fall to dead trees and grass. Please be a good neighbor and help by maintaining and beautifying your yard. It helps with the value of your property as well as your neighbor's property. Also refer to our covenants.

We invite you to join one of our committees so that you can be involved and get to know your neighbors. Your time would be appreciated and your knowledge could add value to our neighborhood.

Please reach out at [fountainvalleyhoa@gmail.com](mailto:fountainvalleyhoa@gmail.com). Thank you for being part of our community!

## FREE LANDSCAPING CLASSES

Looking for a way to cut down on your water bill and time spent mowing your lawn. Colorado Springs Utilities offer classes with experienced instructors to help you make the best use of your utilities resources.

Water Wise Landscaping classes  
Colorado Springs Utilities Conservation and  
Environmental Center, 2855 Mesa Road.

While classes are free, there is limited space, so reservations are required.  
Call 719-668-8232 for more information or to register for classes.

### Upcoming Classes:

May 4 (6-7 PM) Water Wise Landscape Design

May 8 (6-7:30 PM) Winning Against Weeds

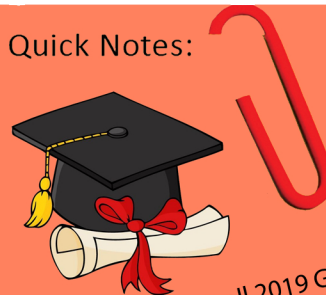
May 15 (6-7 PM) Plant Select: Smart Plants  
for the Right Places

May 22 (6-7:30 PM) Outstanding Water Wise  
Plant Combos

May 25 (9-10:30 AM) Habitat Heroes:  
Wildscaping 101

June 22 (9 AM -1 PM) EFFICIENCY EXPO  
OPEN HOUSE (no reservation required)

### Quick Notes:



Congratulations to all 2019 Graduates  
At this important milestone in your life,  
congratulations and best wishes for your  
continuing success.

# WHAT IS AN HOA?

A homeowners association (HOA) is a legal entity that governs a community of homes, including subdivisions, condominiums, townhomes, or planned community. HOAs operate within state statutes to enforce regulations and collect assessments from homeowners, while also taking care of maintenance repairs of common areas.

Reasons for HOA's are in existence since the 1960s, HOAs were developed for a multitude of reasons, including the following:

They helped developers by allowing them to transfer the day-to-day operations of their properties to an association of the property homeowners once a certain percentage of homes were sold.

They benefited municipalities by providing many of the services that they would otherwise need to provide, while still increasing the tax base.

Homeowners in the HOA gained a single point of contact to handle all maintenance and beautification of common areas.

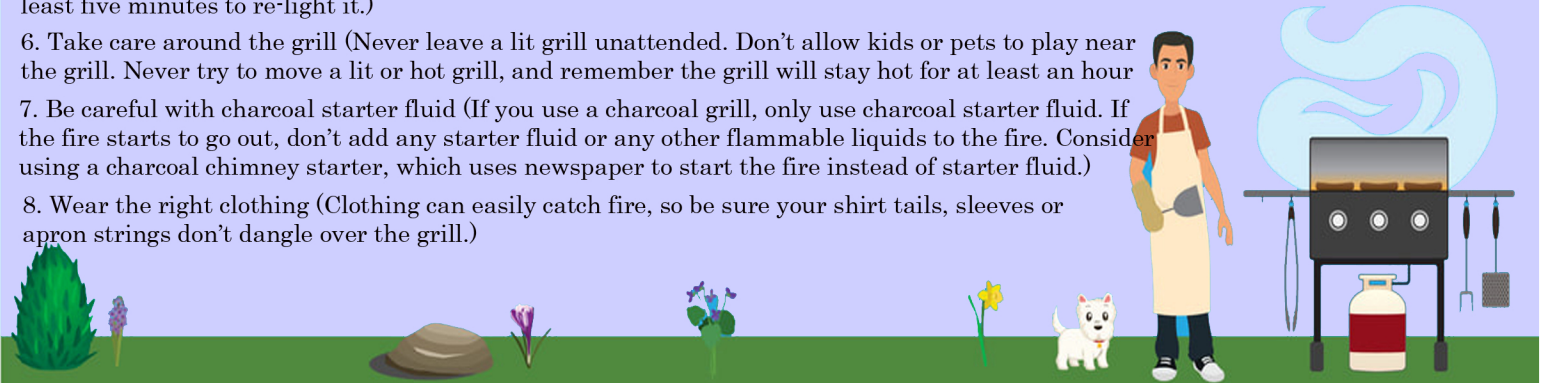
Community issues could be handled by the HOA in accordance with the bylaws established for the community.

Property values could be preserved through consistent maintenance of common areas and by establishing standards for the maintenance of individual homes within the community.

## GRILL SAFETY

It happens every year! The weather gets warmer, more people use outdoor grills – and incidents of grill-caused fires go up. Here are 9 BBQ safety tips that will keep you and your home safe for barbecuing season:

1. Grill outside and away from any structures (Charcoal and gas grills are designed for outdoor use only. However some home fires are started by outdoor grills in a courtyard, on a terrace or patio, or on exterior balcony, or open porch. Pay attention to overhanging tree branches when you set up your grill.)
2. Make sure your grill is stable (Only set up your grill on a flat surface and make sure the grill can't be tipped over. Consider using a grill pad or splatter mat underneath your grill to protect your deck or patio.)
3. Keep your grill clean (Remove grease or fat buildup from both the grill and the tray below the grill. If you are using a charcoal grill, allow the coals to completely cool off before disposing of them in a metal container.)
4. Check for propane leaks on your gas grill (Before the season's first barbecue, check the gas tank hose for leaks by applying a light soap and water solution to the hose and then turning on the gas. If there is a propane leak, the solution will bubble. Other signs of a propane leak include the smell of gas near the barbecue or a flame that won't light.)
5. If the flame goes out, wait to re-light (If you are using a gas grill and the flame goes out, turn the grill and the gas off, then wait at least five minutes to re-light it.)
6. Take care around the grill (Never leave a lit grill unattended. Don't allow kids or pets to play near the grill. Never try to move a lit or hot grill, and remember the grill will stay hot for at least an hour)
7. Be careful with charcoal starter fluid (If you use a charcoal grill, only use charcoal starter fluid. If the fire starts to go out, don't add any starter fluid or any other flammable liquids to the fire. Consider using a charcoal chimney starter, which uses newspaper to start the fire instead of starter fluid.)
8. Wear the right clothing (Clothing can easily catch fire, so be sure your shirt tails, sleeves or apron strings don't dangle over the grill.)



9. Be ready to put out the fire (Have baking soda on hand to control a grease fire and a fire extinguisher nearby for other fires. If you don't have a fire extinguisher, keep a bucket of sand next to the grill. Never use water to put out grease fire.)

These easy-to-follow tips will help you and your family to enjoy a safe summer



# Parking Concerns

We have had several complaints regarding parking of vehicles in our subdivision. Here are the following Colorado Revised Statutes on this topic that apply to those concerns.

Universal Citation: CO Rev Stat § 42-4-1204 (2016)

(1) Except as otherwise provided in subsection (4) of this section, no person shall stop, stand, or park a vehicle, except when necessary to avoid conflict with other traffic or in compliance with the directions of a police officer or an official traffic control device, in any of the following places:

- (a) On a sidewalk;
- (b) Within an intersection;
- (c) On a crosswalk;
- (d) Between a safety zone and the adjacent curb or within thirty feet of points on the curb immediately opposite the ends of a safety zone, unless the traffic authority indicates a different length by signs or
  - (i) On any controlled-access highway;
  - (2) Except as otherwise provided in subsection (4) of this section, in addition to the restrictions

specified in subsection

(1) of this section, no person shall stand or park a vehicle, except when necessary to avoid conflict with other traffic or in compliance with the directions of a police officer or an official traffic control device, in any of the following places:

- (a) Within five feet of a public or private driveway;
- (b) Within fifteen feet of a fire hydrant;
- (c) Within twenty feet of a crosswalk at an intersection;
- (d) Within thirty feet upon the approach to any flashing beacon or signal, stop sign, yield sign, or traffic control signal located at the side of a roadway;
- (e) Within twenty feet of the driveway entrance to any fire station or, on the side of a street opposite the entrance to any fire station, within seventy-five feet of said entrance when properly signposted;
- (f) At any other place where official signs prohibit standing.

(3) In addition to the restrictions specified in subsections (1) and (2) of this section, no person shall park a vehicle, except when necessary to avoid conflict with other traffic or in compliance with the directions of a police officer or official traffic control device, in any of the following places:

- (a) Within fifty feet of the nearest rail of a railroad crossing;
- (b) At any other place where official signs prohibit parking.

(4) (a) Paragraph (a) of subsection (1) of this section shall not prohibit persons from parking bicycles or electrical assisted bicycles on sidewalks in accordance with the provisions of section 42-4-1412 (11) (a) and (11) (b).

(b) Paragraph (f) of subsection (1) of this section shall not prohibit persons from parking two or more bicycles or electrical assisted bicycles abreast in accordance with the provisions of section 42-4-1412 (11) (d). (c)

Paragraphs (a), (c), and (d) of subsection (2) of this section shall not apply to bicycles or electrical assisted bicycles parked on sidewalks in accordance with section 42-4-1412 (11) (a) and (11) (b).

(7) Any person who violates any provision of this section commits a class B traffic infraction; except that, if a person violates paragraph (b) of subsection (2) of this section and the violation occurs in an unincorporated area of a county, the penalty is fifty dollars.

The full Colorado Revised Statutes is available on line for you to review.

## Special HOA Meeting

There will be a special members meeting to discuss not raising the annual dues to \$100.

Please attend:  
July 20th at 1:30 PM  
Faith Lutheran Church  
located at 315 Security Blvd

Please be on time  
Thank you!

# Update

## Your Contact Information

All homeowners in the FVR HOA 6 & 3b are required to provide a current mailing address for the purpose of receiving correspondence from the HOA committee and board. When a homeowner chooses alternative mailing, such as a P.O. Box, moving out of state, or change to a management company, please be sure and advise our accountant of your address change. Any and all mailing address changes should be sent to:

Jerry Alin  
578 Marquette Drive  
Colorado Springs, CO 80911  
Email : jlmrallin@aol.com  
Covenant, Section 8.

### REGISTRATION BY OWNER OF MAILING ADDRESS.

Each Owner shall register his mailing address with the Association, and except for statements and other routine notices, all other notices or demands intended to be served upon an Owner shall be sent by either registered or certified mail, postage prepaid, addressed in the name of the Owner at such registered mailing address. All notices, demands or other notices intended to be service upon the Board of Directors of the Association or the Association shall be sent by certified mail, postage prepaid, to the registered agent of the Association at his address filed with the Secretary of State of the State of Colorado, together with a copy addressed to the President of the Association at his registered address.

## IMPORTANT NUMBERS

El Paso County Sheriff	719 520-7100	27 E. Vermijo Avenue, Colo Spgs, CO 80903
Security Fire Department	719 392-7121	400 Security Blvd, Colo Spgs, CO 80911
Security Water Department	719 392-3475	231 Security Blvd, Colo Spgs, CO 80911
City of Fountain Electric	719 322-2000	116 S. Main St. Fountain, CO 80817
Colorado Springs Utilities	719 448-4800	111 S. Cascade Ave, Colo Spgs, CO 80903
County Code Enforcement	719 520-6304	Supervisor-Mindy Madden
Widefield School Dist 3	719 391-3000	1820 Main Street, Colo Spgs, CO 80911
Post Office	719 390-3192	5755 Kittery Dr. Colo Spgs, CO 80911
Security Library	719 391-3191	715 Aspen Dr. Colo Spgs, CO 80911
Animal Control	719 302-8798	

## Need to shake off a few extra winter pounds? Do you want to start a healthier lifestyle?

Try something new or follow your dreams... our local Widefield School District 3 Community Center has a wide variety of activity choices for you and your family! Classes are offered at various times to accommodate schedules, so you can find something fun! Here is a sample of the offerings, but check out their website ([wsd3.org](http://wsd3.org)) for all the amazing options for teams, individuals, and even lessons.

Land Fitness - Yoga, Tai-Chi, Zumba, Hot Hula

Water Fitness - Aerobics (shallow or deep water), swimming lessons, pool passes

Adult Sports - Cornhole, tennis, softball, golf, volleyball

Youth Sports - tennis, volleyball, golf, soccer, baseball

Arts - youth dance, art camps, stained glass, essential oils, photography, summer musical

Remember to check out the website for specific times and dates!!! Have fun!!!





Fountain Valley Ranch Homeowners Association, Inc  
Architectural Control Committee Submission Form

PLEASE EMAIL THIS COMPLETED FORM TO FOUNTAINVALLEYHOA@GMAIL.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:

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 EMAIL THIS COMPLETED FORM TO FOUNTAINVALLEYHOA@GMAIL.COM

Please allow up to 30 days for approval

Owner:

Contractor:

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

PLEASE EMAIL THIS COMPLETED FORM TO FOUNTAINVALLEYHOA@GMAIL.COM

Approved:  
Board Member

| Denied:

ACC Member

Date:

Conditions/Reasons/Comments:

PLEASE  
PLACE  
STAMP  
HERE



P.O. Box 31034  
Colorado Springs, CO 80911  
HOA: (719)464-6710  
Accounting: (719)392-1952  
fountainvalleyhoa@gmail.com

# HOME BUSINESS RESTRICTION

Please remember that according to the covenants business restrictions are as follows:

4.13 Commercial Usage. No business building, machine shop or other industrial or commercial structure or building devoted to commercial or Public enterprises shall be erected or used on any Lot and no business which attracts any customers or clients to a Lot shall be conducted or carried on or be practiced upon any Lot or within any dwelling or accessory building constructed thereon, except that buildings used by Grantor, its successors, assigns or designees for use in developing and marketing the Property and Lots.

## AUTO REPAIR RESTRICTIONS

4.15 Repairs of Motor Vehicles. No motor vehicles, campers, trailers, boats or recreational vehicles shall be rebuilt or repaired upon any Lot. Automobiles and pickup trucks may be repaired in the garage.



### FRIENDLY REMINDER:

No chickens are allowed in our HOA  
IF YOU HAVE SEEN ANY PLEASE CALL (719)464-6710, WITH  
THE ADDRESS OF THE VIOLATOR



### Animal Covenant

4.02 Animals. No animals shall be kept on any Lot except an aggregate of two (2) domesticated dogs or cats, and except domesticated birds and fish and other small domestic animals, and then only if kept as pets. All dogs shall be kept on a hand-held leash except when on their Owner's own Lot. No animal or other pet of any kind shall be permitted which might be dangerous or which makes an unreasonable amount of noise or odor or is a nuisance. No kennel or other facility for raising or boarding dogs or other animals for commercial purposes shall be kept on any Lot. **NO POULTRY MAY BE KEPT ON ANY LOT.**

No rare, exotic or unusual animals or other pets (except non-dangerous birds and fish) shall be kept on any Lot without the prior written approval of the Board of the Association. Each Owner shall be responsible for cleaning up after his pet and for all damage to the Lot of any other Owner or Association Property caused by any pet in the possession of such Owner.



# MISSION STATEMENT

The Fountain Valley Ranch Homeowners Association 6 & 3b strives to pursue added value and retain positive neighborhood appearances to maintain and /or increase property-value by following the established FVR HOA covenants and by supporting the organization's initiative and direction. We will achieve this mission with integrity and professional communication to the four-hundred twenty-five homeowners who are members of this association.



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