

BLACK FEATHER CONDOMINIUM ASSOCIATION

February 2018



C/O Metro Property Management, 10800 E. Bethany Drive, Suite 235, Aurora, CO 80014
Manager@MetroPropertyMgt.com 303.309.6220

PARKING

Parking continues to be an issue in the Black Feather community.

Please remember that visitor parking is for visitors only. Black Feather residents may not park in the visitor parking spaces. Resident vehicles that are parked in the visitor spaces are subject to towing. Unit owners will also be subject to the covenant enforcement process for violating the visitor parking rule.

Each unit is assigned 2 parking spaces. Each unit either has a garage and 1 parking space or 2 parking spaces. You must park in your designated spaces. If you are parked in a parking space that is designated to another unit, your vehicle may be subject to immediate towing, without notice.

If you have more than 2 vehicles, please make arrangements to park the extra vehicles off site.

Please be advised that vehicles parked in handicap parking without proper displayed documentation are subject to immediate towing, without notice.

Your cooperation with alleviating the parking issues in the community is greatly appreciated!

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GRILL POLICY MEETING

The Board of Directors will be hosting a special meeting to discuss the new Bar-B-Que grill policy.

The insurance agent for the Association will be in attendance to field any questions.

This meeting is to discuss the new grill policy only.

The meeting will be held on
February 22, 2018 from
6:30-7:30 p.m.
in the Black Feather clubhouse.



Cable Room Access

If you have a vendor coming that will need access to a cable room, you must schedule 2 days ahead to ensure the door is unlocked. In the past, we have had vendors pry open doors which result in door damage.

This results in additional expense to make repairs. Please contact Metro Property Management to notify when you will need vendor access.

DOGS

Black Feather is a dog friendly community, however there has been an increase in the amount of dog waste around the community.

Dog owners are responsible for cleaning up after their dogs while in the common areas. The Association provides pet waste bags around the community. Please take a few seconds to clean up after your dog.

Also, please be sure that dogs are leashed at all times while in the common area. Violators of these rules may be subject to the covenant enforcement process, if reported.

Thank you for your help in keeping the community clean!



Short Term Rentals

Please be aware of the following provision in the Black Feather Declarations of Covenants:

According to the Declarations of Covenants, section 6.12 (b)-no Owner may lease or rent (i) less than his or her entire Condominium Residence (except in cases where the Owner actually resides in his or her Condominium Residence and leases to a roommate); **(ii) for transient or hotel purposes; or (iii) for a term of less than 30 days.**

Airbnbs are NOT PERMITTED within the Black Feather Condominium Association. If it is determined that your unit is being used as an Airbnb, you may be subject to the covenant enforcement process.

Holiday Decorations

Now that the Christmas holiday has passed. Please be sure to remove these holiday decorations from your home.

Thank you for your cooperation!

WAYS TO PAY ASSESSMENTS

At Metro Property Management, we would like to remind you of the variety of ways available for you to pay your HOA assessments. Choose the method best suited to your needs.

- **ACH WITHDRAWAL** is the method many owners choose because once set up, this method requires no additional effort by you. Payments will be made regularly and on-time by us so that you have one less thing to keep track of. If you are interested in ACH Withdrawal, you simply need to obtain the ACH Withdrawal form from our website or office. We will ask you to fill out the form and attach an original voided check which you will return to our office. HOA auto debits are performed between the 10th and 15th of each month.
- **ON-LINE PAYMENTS** can be made by you directly to Black Feather's bank account using your checking account or credit card by following this internet link; http://www.mutualofomahabank.com/association_banking/homeowners_renters.php.

Once you arrive at the Mutual of Omaha site, you will be asked for a management company code.

The Management Company code is **0302** (all numeric). You will then be asked for the Association ID code. In the case of Black Feather this code is **BLFE**. (All alpha). You will also need your account number for the Association to complete your on-line payment. This method is a convenient way for you to make one-time payments or recurring payments at any time of day or night.

- **PAYMENT BY CHECK OR MONEY ORDER** is the traditional method where homeowners mail payments to management's office to Metro Property Management, 10800 E. Bethany Drive, Suite 235 Aurora, CO 80014. Please make checks payable to: **Black Feather Condominium Association**

Please remember that the monthly due date for the assessments is on the 1st of the month. Payments received after the 15th will result in a \$25 late charge. A late fee will be assessed monthly as long as the account remains delinquent.

If you have any questions regarding any of these methods of payment, please feel free to contact Metro Property Management at 303.309.6220.

SPEEDING AND STOP SIGNS

Please be cautious and watch your speed when driving through the community.

Speeding through the community seems to be happening more frequently.

Also, please be sure to stop completely at the stop signs.

Your attention to this matter is greatly appreciated!



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BOARD OF DIRECTORS

PRESIDENT

Chuck Conner

VICE PRESIDENT

Katie Greene

TREASURER

Chip Carl

SECRETARY

Becky Chappell

NEXT BOARD MEETING DATE:

WEDNESDAY, APRIL 18, 2018 AT 6:30 P.M.

BLACK FEATHER CLUBHOUSE

403 BLACK FEATHER LOOP



Useful Contact Information for Black Feather Condominium Residents

Town of Castle Rock	303.660.1015
Castle Rock Police Department	303.663.6100
Castle Rock Fire and EMS	303.660.1066
For Emergencies call 911	
Castle Rock Community Relations	303.660.1380
Castle Rock Animal Control	303.663.6100
Douglas County Sheriff	303.660.7505
Metro Property Management	303.309.6220
After hours HOA emergency	303.435.7577
Public Works to Report Potholes	303.660.7480