

THE OAKS



C/O Metro Property Management, 10800 E. Bethany Drive, Suite 235, Aurora, CO 80014
Manager@MetroPropertyMgt.com 303.309.6220; 303.309.6222 FAX

GARAGE SALE AND SPRING FLING

The Board members are excited to announce the date for the next garage sale and Spring Fling! Please join us for the first 2017 Garage Sale on

Saturday May 20 2017 from 8am to 3pm

We encourage everyone to participate! It will be advertised on Craigslist. The more participants we have, the more interest this will generate for attendance and future community sales.

The Spring Fling will be held:
 Saturday May 20 at 5:00pm

We are going to have a fun inflatable activity for all ages to enjoy and a food truck. The event will be held in the cul-de-sac of phase one at the end of Willow Oak Road where phase one and phase two meet. Come meet your neighbors and bring your favorite beverage.

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EMAIL DISTRIBUTION LIST!

The Association is developing an email distribution list. Please send an email to MRyan@MetroPropertyMgt.com if you would like to be included on the blast emails. Your email will be kept confidential and will not be used for any other purpose than giving the community updates. Thank you for your interest in The Oaks Owners Association!



COMMUNITY PARKING

Please do not park vehicles in front of the community mailboxes. Residents are finding it difficult to park and easily access their mail. Please refer to the community parking Rules and Regulations. It is also dangerous and illegal to park near a fire hydrant. As a reminder, commercial vehicles are not allowed in the community unless the governing documents are amended. Thank you

WAYS TO PAY ASSESSMENT

By Metro Property Management

At Metro Property Management, we would like to remind you of the variety of ways you can pay your HOA assessments, so you may 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 office. We will ask you to fill out the form and attach an original voided check which you will return either by mail or in person to our office.
- ON-LINE PAYMENTS can be made by you directly to The Oaks' bank account using your checking account or credit card by going to this website:
WWW. MUTUALOFOMAHABANK.COM
Once you arrive at the Mutual of Omaha site, find the window for "Pay your Assessments, Rent"
You will be asked if you wish to make a one time payment or set up recurring payments.

You will need the following codes:
Management Company code is 0302 (all numeric).

Association ID code. OAOW. (All alpha).

You will also need your account number: Address number and street name initials i.e. 1435 Live Oak Road is 1435LOR.

- PAYMENT BY CHECK OR MONEY ORDER is the traditional method where you mail your payment to our office to Metro Property Management, 10800 E. Bethany Drive, Suite 235 Aurora, CO 80014. Please make checks payable to The Oaks.

Remember the Quarterly Due Date for The Oaks Assessments is on the 1st of January, April, July and October. Payments received after the 10th will result in a \$25 late charge. A late fee will be assessed monthly so long as the account remains delinquent. Trash service may be interrupted.

If you have any questions regarding any of these methods of payment, please feel free to contact Metro Property Management at (303) 309-6220.

FENCE STAINING & HOME PAINTING

By Metro Property Management

The Oaks Owners Association adopted a standard that all community fences must be stained within one year of purchase from the developer. Many of the community fences have been stained but are due for another coat. The Oaks Owners Association has adopted Behr's Cedar Natural tone, for the community fence stain color which is widely available at home improvement stores. The Board plans to focus on fence staining and making sure homes are being painted regularly. After the hail storm of 2016, several homes were damaged and painting was covered in their insurance claims. The community looks much better and the paint schemes from phase two have been very popular in phase one. Thank you for taking such great care of the community!



DOG OWNER REMINDERS

We live in a dense Colorado community where dogs are a way of life for many residents. We want to remind owners that having a pet is a privilege. The valley in the community creates barking echoes. Please consider your neighbors when you have a dog. Everyone wants and is entitled to quietly enjoy the community. One homeowner said we should rename the community Kennel Run. We ask dog owners to keep the following community friendly responsibilities in mind. Keep your dogs from barking excessively. Dogs that bark on decks and patios are heard throughout the community and a source of ongoing annoyance. Leash your dog while walking through the community for everyone's protection from alarming and/or dangerous encounters. Regularly clean up

GARAGE PARKING

The Rules and Regulations for The Oaks Residents are clear regarding the parking of vehicles.

Please note: Page 7 VEHICLES states:

5. **Owners are to park their vehicles using both spaces in their garage as primary parking before using the driveway. The driveway is not to be utilized for primary vehicle storage.**
6. **Owners are to park their vehicles in the driveway, only after vehicles have occupied both garage spaces.**
7. **Owners and visitors should use available driveway parking before street parking.**

ARC PROCESS

Are you planning a home exterior or landscape modification? The Oaks Owners Association has architectural standards where exterior improvements are concerned. Please contact management for a Design Review Request form prior to making any changes. Upon receipt of your completed form, the Board will review the request. According to the governing documents, the Board has 45 days to respond or the request is denied however, this process usually takes 10 to 20 days for complete review. Lot improvements are always encouraged by the Board!!

common areas and back yards after dog use. Your neighbors are complaining to the Board of the smell and visual nuisances of dog waste. These disturbances violate Association documents and City Ordinances. The number for Town of Castle Rock Animal Control is 303.663.6100. The Board urges you to call them when dealing with these conditions. To report violations to the HOA send the complaint in writing to MRyan@MetroPropertyMgt.com



COMMERCIAL VEHICLES SURVEY

28 out of 104 homes responded

Percent of votes followed by Y or N .

Would you allow commercial vehicles with certain features? 83% Y 11% N

Car Toppers? 72% Y 22% N

Commercial Signs on Doors? 90% Y 8% N

Commercial Signs in the back? 86% Y 8% N

Signs in more than one location? 79% Y 22% N

Do you prefer signage on removable magnets
79% Y 11% N

Partially wrapped vehicle? 75% Y 22% N

Fully wrapped vehicle? 79% Y 18% N

Lights on the roof? 72% Y 25% N

Ladder racks? 68% Y 25% N

Would you allow them to be covered? 65% Y 22% N

Would you allow certain size or style? 75% Y 15% N

Box Truck? 25% Y 28% N

Utility Van? 72% Y 25% N

Utility truck? 50% Y 47% N

Tool boxes on truck bed? 75% Y 22% N

Cargo Van? 79% Y 15% N

Dually truck? 79% Y 18% N

Trucks too large for garage? 86% Y 11% N

Small Utility Van 86% Y 11% N

Commercial vehicles on the street? 65% Y 29% N

Commercial vehicles on the driveway? 86% Y 11% N

Do you wish to allow commercial vehicles? Yes, I support changing the Governing Documents to allow commercial features. 68% Y 11% N . The Board will seek document amendment with homeowner approval

BOARD OF DIRECTORS

Molly Ryan
Metro Property Management
10800 E. Bethany Drive, Suite 235
Aurora, CO 80014

Phone: 303.309.6220

Fax: 303.309.6222

E-Mail:

Manager@MetroPropertyMgt.com

WEBSITE: MetroPropertyMgt.com

PRESIDENT

Lidia Zurek

VICE PRESIDENT

Tom Dailey

SEC/TREASURER

Steve Johnson

**BOARD MEETINGS ARE HELD QUARTERLY AT THE
CASTLE ROCK FIRE STATION ON THE FOURTH
MONDAY OF THE FIRST MONTH OF THE QUARTER.
WE MEET IN THE TRAINING ROOM**

NEXT BOARD MEETING DATE:

MONDAY, JULY 24, 2017

6:30–8:00 PM

CASTLE ROCK FIRE STATION

TRAINING ROOM

300 PERRY STREET

CASTLE ROCK, CO 80104

Useful Contact Information for The Oaks Residents

Town of Castle Rock	303.660.1015
Castle Rock Police Department	303.660.6100
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
Public Works to Report Potholes	303.660.7480