

SUMMER/FALL COMMUNITY NEWSLETTER 2018

By Cyndi Roberts

BOARD MEETINGS:

WE MEET AT GRACE CHURCH EVERY THIRD TUESDAY OF THE MONTH AT 7:00 PM. HOMEOWNERS ARE WELCOME AND WILL HAVE TIME ON THE AGENDA TO BRING UP ANY CONCERNS. AS A REMINDER, A SIGN WILL BE POSTED AT THE MAILBOXES A FEW DAYS BEFORE THE MEETING. MARK YOUR CALENDARS:

- **SEPTEMBER 18**
- **OCTOBER 16**
- **NOVEMBER 20**
- **NO MEETING IN DECEMBER**

NEW MOVE-IN/MOVE-OUT FEE

The Board has approved a new \$300 Move In/Move Out Fee. This new fee is effective August 1, 2018. The fee is added to the homeowner's HOA assessment when a property is sold or a renter vacates the property. This fee helps with the overages and dumping charges we have when people move out of the community. Landlords should be contacting Metro Property each time they have a new tenant. Board members will also help alert the management company when they notice someone vacating or moving into to the community.

DUMPSTERS – PLEASE USE ALL THREE DUMPSTERS

A third dumpster has been added to three of the five dumpster enclosures. This should help with the increasing costs due to the dumpster being over the top of the container. Cinnamon Village I pays an additional \$100 per dumpster every time they go above the top edge of the container. We need your help to utilize all the dumpsters, so we can use the money towards more important needs of the community.

COVENANT COMMITTEE

A committee has been put together and has started walking the property to help enforce our Rules and Regulations. We want our neighborhood looking nice. Some of the issues that have come up are: fences needing repaired, trees needing trimmed or removed in back yards, so they are not up against the house or roofs and trash needing removed from the front door. Please do your part to help get the community cleaned up and avoid receiving violation notices and possible fines from our management company.

NEW BOARD MEMBERS

We have new Board members! A few of our Board members have resigned from the Board. We have elected Olivia Jackson to the Board as a Member-at-Large.

Camille Kemp –President

TBD–Vice President

CINNAMON VILLAGE HOMEOWNER'S ASSOCIATION, INC.

POLICY REGARDING THE ADOPTION OF POLICIES AND RULES

PURPOSE: To establish procedures for the adoption of policies, procedures, and rules of the Association.

AUTHORITY: The following procedures have been adopted pursuant to the provisions of C.R.S. 38-33.3-209.

EFFECTIVE DATE: July 17, 2018

RESOLUTION: The Association hereby adopts the following Policy Regarding the Adoption of Policies and Rules:

1. Board Authority. The Board of Directors, in accordance with the Association's governing documents and C.R.S. 38-33.3-302, has the authority to create, adopt, amend and repeal policies, procedures, rules and regulations (hereafter collectively referred to as a "Rule") as may be required to facilitate the efficient operation of the Association.
2. Rule Making Procedures. Before adopting, amending, or repealing any Rule, the Board may, at its discretion, conduct an informational meeting of the Members and collect their opinions regarding the proposed change. When the Board determines that a Rule should be adopted, amended, or repealed, it shall do so at a meeting of the Board, during which Members, in accordance with the Association's Conduct of Meetings Policy, shall be permitted to speak regarding the proposed Rule change.
3. Notice of Newly Adopted Rules. Once adopted, amended, or repealed, the Board shall publish the Rule change by any reasonable means available, including on the Association's website, if any. The Rule change, along with all other Rules of the Association, shall be available for copy and review in accordance with the Association's Records Inspection Policy. Notwithstanding the above, the failure to receive notice of the Rule change shall not be a defense against any attempt by the Association to enforce the Rule or to levy fines against a Member as a result of a violation of the Rule.

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of the Cinnamon Village Homeowner's Association, Inc., certifies that the foregoing Resolution was adopted by the Board of Director of the Association at a duly called and held meeting of the Board on July 17, 2018, and in witness thereof the undersigned has subscribed his/her name.

**CINNAMON VILLAGE
HOMEOWNER'S ASSOCIATION, INC.**

By: _____
President