

Overlook at Cherry Creek

Newsletter for 01/25/22

The January Board meeting was held via Zoom on Thurs, Jan 20 with all three board members participating. Additionally, three homeowners were participants. Our new property manager, Jen Wyman, has the meeting minutes. She can be reached at 303-309-6220, or by email at jen@metropropertymgmt.com. The next regular board meeting will be held via Zoom on Thurs, Feb 17 at 3:30pm.

- ❖ The Board would like to extend our thanks and appreciation to Clark Gilbert for all of his hard labor and thoughtful consideration as a Board member this past year. When this community asked, Clark answered the call. Thank you for volunteering your time and energy to this community.
- ❖ The Board would like to welcome Jackie Davis as our newest Board member, taking over where Clark left off. Please extend your support and encouragement as she familiarizes herself with the needs and policies of the Overlook.
- ❖ The transition of property management from TMT to Metro has not gone as smoothly as had been hoped. TMT has not been forthcoming with a complete and accurate homeowner ledger, meeting minutes are not available for November, and financial reports for November and December are incomplete. Metro is working very hard to fill in the gaps – please be patient during this timeframe.
- ❖ If you pay your monthly dues via ACH or auto bank check, please check your bank statement to ensure \$275 was debited in December and \$300 was debited in January. Make sure that only one payment was debited per month. If you pay by personal check

each month, expect to receive your coupon book very soon. While we are currently battling the pandemic, postal delays, and this management transition, we have placed a moratorium on late fees until further notice.

❖ By unanimous assent, Board titles for this year are:

Glen Schlotterbeck – President

Ivan Jacobs – Vice President

Jackie Davis – Secretary/Treasurer

❖ Rules & Regulations has been revised to remove all references to The Management Trust and replace those references with the generic term Management. This will prevent the need to revise this document should the HOA change management in the future.

❖ The fine schedule for violations to our governing documents has been revised for the first time since the dawn of the community. It is now in accord with prevailing fine schedules at similar HOAs.

First Violation – Warning letter

Second Violation - \$100 fine (was \$25)

Third Violation - \$200 fine (was \$50)

Fourth Violation - \$400 (was \$100)

Subsequent Violations – Open a file with HOA attorney to file an injunction and set a court date.

❖ I'm starting an on-line dating service in Prague. It's called Czech-Mate.

❖ Snow Removal:

- At the end of a snowfall event that deposits 2+ inches on paved surfaces, community sidewalks, entryways, the mail kiosk area, streets and driveways will usually be cleared. "Usually" means we retain the discretion to forego snow removal operations when weather forecasts predict rapid melting, etc. Please do not ask for customized service.

- The community has some noted problem areas which either receive more snow or melt more slowly than others. Sections of Chenango Ave, Billings Ct, Saratoga Pl, and Saratoga Ave retain snow and ice due to the shadows cast by homes, fences and trees. Likewise, several driveways also experience slower melting due to shadows cast and northerly orientation. We are investigating options to provide better snow clearing service to these selected areas when the rest of the community may not have enough snow to warrant removal.
- ❖ Landscaping:
 - We will be conducting a walk through with CDI landscaping before landscaping activities begin. This is intended to inform them of the many idiosyncrasies of our community, to confirm policies and procedures, and to develop a working communication process. Expect this in late Feb or early March.
- ❖ Irrigation:
 - Top priority is establishing a functional line of communication to ensure technicians are aware of repair needs, complete repairs in a timely manner, and functionally check each repair afterward. We cannot wait up to 6 weeks for repairs as was the case in 2021. We also cannot have the same leak repaired multiple times because of incomplete or inadequate work.
 - We will be describing our irrigation system peculiarities to our new landscapers during the walk through mentioned above.
- ❖ It is once again time to discuss responsible pet ownership. Rules and Regulations state, “Each pet owner shall be responsible for cleaning up after their pet on their Lot and upon other parts of the

Common Area. Each pet owner shall be responsible for all damage and waste to the Lot of any other owner or any Common Area caused by any pet in the possession of such pet owner. Pet waste will be cleaned up by owner immediately, and will never be allowed to accumulate.” Please refrain from allowing your dog to do it’s “business” on private property and always pick up after it. Concentrated dog urine leaves dead spots in the grass and steaming piles that melt through the snow don’t just disappear when the snow melts. Please walk your dogs on common property and always pick up after them.

- ❖ One homeowner requests that we schedule a community garage sale in May. What are your thoughts? How many would like to participate?
- ❖ Imagine if you walked into a bar and there was a long line of people waiting to take a swing at you. That’s the punch line.

Glen
Ivan
Jackie

2022/Edition 1

