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# Meadow Mountain Spring Newsletter 2014



**GOVERNING DOCUMENT UPDATE:**

The legal documents, which enable the Meadow Mountain Homeowners Association to operate, are approved through a 2/3rds majority 'yes' vote by you, the homeowners. The Board thanks all owners who participated! These revisions passed with 203 Yes votes, 8 No votes, and 60 homeowners that did not vote. This brings us into compliance with Colorado State law and maintains stability for our HOA. The documents are in the process of being registered and recorded. They will be posted on the MMHOA section of the Flagstaff Management website <http://flagstaffmanagement.com> once recorded.

What we learned while lobbying for your votes:

We need to communicate Board business to you. To this end, the Board voted to install kiosks next to every mailbox station so that we can post important messages to all of you. We found that communication by mail, email, and phone calls (remember phones?) were hit or miss. Several of you stated you had not received our mailings about the legal document changes. We have asked Flagstaff Management to send all mailings with a Meadow Mountain Homeowners Association return address on the envelope, so that you can easily identify HOA mailings from 'junk mail'.

In addition to the kiosks, we will still be communicating the HOA business at our annual meeting, scheduled for October. A date and location will be coming this fall.

If you would like to receive HOA communication by email, please submit your email address to Flagstaff Management, [fmc900@flagstaffmanagement.com](mailto:fmc900@flagstaffmanagement.com)

Again, thank you Meadow Mountain homeowners for your attention to the vote on the legal documents. Everyone should be proud that we are one of the few area HOAs to successfully revise our documents.

## **Canine Pets in Meadow Mountain**

The Board has heard several complaints from homeowners about dogs. We wish to remind pet owners to be conscious of your fellow neighbors. Persistent barking by your pet is disruptive to many. Also, please clean up after your pets in your own yard, as well as in public spaces. The HOA maintains doggie waste stations on the west side open space for your convenience. As we move into spring and summer, remember that doggie waste in your yard or dog run can emit objectionable odors. Pet nuisance complaints are handled by Longmont Animal Control and they are responsive to complaints and helpful to owners who need assistance.

## **Garage Sale**

The MMHOA Board has been asked to sponsor a spring community garage sale. The date for this event is Saturday, May 17, 2014. The Board has agreed to advertise on Craig's List and to place notification signs at entrances to the neighborhood. There is no need to let the Board know that you wish to participate, just have your sale set up by 8 am on the 17<sup>th</sup>!

## **Landscaping Activities**

The Board will conduct its annual spring landscape walkthrough with our landscaping contractor in early May. Please communicate any concerns about HOA managed open space, street lawn strips, or pocket parks to Flagstaff Management, so that we can discuss your concerns with our contractor. We are going to concentrate on pocket parks, HOA trees – including assessment of our Ash trees for Emerald Ash Borer, and landscaping of our Outlot drainage pond retaining wall on Mountain Drive, which was reconstructed this past year by the City with HOA support.

Be prepared to manage your weeds! Spring is coming after a cool and wet period. Our landscaping contractor says we all should be ready for a burst of weeds.

## **Architectural Review Reminder**

With Summer around the corner, the Board of Directors would like to remind all homeowners of the architectural review process for the Association. Your Declaration of Covenants requires that no improvements be made on any lot unless approved in advance by the Architectural Review Committee (ARC). This process generally takes about 30 days, and approval is required before you begin your project, so please plan ahead. When submitting a request, please be sure you are as specific as possible in describing your improvements. Your request must show exterior design, height, materials, color, and locations of the improvements. Please take a few minutes to read your Covenants or Design Guidelines to familiarize yourself with the exact requirements and procedures. Homeowners can find a copy of the Design Review Request Form and Design Guidelines at [www.flagstaffmanagement.com](http://www.flagstaffmanagement.com). Failure to obtain permission prior to starting your project is a violation of the Covenants and could lead to your having to remove the improvements and incur costs or fines associated with resolving the violation.

## **Other Reminders**

- Please remember to store your trashcans and recycle bins in the garage after trash pickup.
- Please remember work trailers, campers, etc. are allowed for loading and unloading only and are not permitted to be stored in the HOA.
- Please remember to update contact information with Flagstaff Management if a change is made.
- Please remember to make your checks payable to Meadow Mountain HOA.