
Management Company

Flagstaff Management, LLC

Website:

www.flagstaffmanagement.com

Email address:

fmc900@flagstaffmanagement.com

Phone Number:

(303) 682-0098

Fax Number:

(303)-682-1111

Address:

900 Coffman St., Suite D

Longmont, CO 80501

Manager:

David McCarty

Board of Directors

President:

Dave Wergin

Vice President:

Sue Sock

Treasurer:

Ron Weaver

Secretary:

Marshall Allen

Board Members:

Jennifer Griffiths

Karen Crouthamel

Jay Breitlow

Jacque Sheppeck

Curt Fehn

Meadow Mountain Spring Newsletter 2015



Neighborhood News

A new trend in our neighborhood! Over 125 Meadow Mountain residents are using **NextDoor** to keep in touch with neighborhood happenings and to share experiences with contractors and repairmen. **NextDoor** is a free social networking service that allows users to connect with people who live in their neighborhood. It is completely independent from your HOA. The site does have privacy safeguards and is completely voluntary. Go to NextDoor.com you would like to learn more.

Thanks to all those who came out for the Spring Easter Egg Hunt. This year we had lots of families and beautiful weather!

The HOA will sponsor Neighborhood Yard Sales on Saturday May 2nd. The HOA will advertise on Craig's list and in the Times-Call newspaper. In addition, signs will be posted at the main entrances to the neighborhood.

Mark your calendars! A neighborhood summer social event is in the plans for Saturday August 29th. The HOA will provide a document shredding truck from 11:00-1:00pm. Food will also be provided for those attending. More details will be distributed this summer.

Canine Dets 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.

Landscaping Activities

The Board will conduct its annual spring landscape walk-through 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.

Dolar Plunge: from the C.S.U. Extension

The sudden, dramatic temperature drop in early November 2014 will have lingering impacts on trees along the front range of Colorado. Through early and mid-fall, warm temperatures persisted, in some cases setting record highs for that date such as (81-degrees F on October 24). Wild

fluctuations preceded the deep freeze in the days leading up to the event, with daytime highs hovering around 60 and nighttime temps in the lower 30's.

In preparation for winter, plants undergo a two-stage process: dormancy and chilling. This cold hardening enables woody plants to withstand winter weather. As day length shortens, deciduous woody plants undergo a process called resorbing, which converts leaf starch, proteins, and other complex molecules into soluble molecules, such as sugars and amino acids, and moves them into storage cells. These storage cells are in the inner bark of twigs, the outer sapwood of the main stem and in root tissues. In spring, the stored nutrients are remobilized and used for the flush of new leaves and burst of growth in other tissues.

Once resorption is complete, woody plants form an abscission layer between the branch and the leaf petiole. This abscission layer closes off pathways into the leaf, protecting the plant from drying out or invading diseases, and allowing the leaf to fall. Gradually freezing temperatures ensure the plant is cold hardy for the remainder of winter.

On November 10, the high was 58F at 8 am, by 11 pm that day the temperatures had dropped to 16F. Due to the warm, lengthy fall, trees and shrubs had not completed hardening off for winter. When our freeze hit, many plants such as elms, callery pears, and oaks had not completed the hardening off process. Many conifers and deciduous trees and shrubs showed freeze damage immediately with straw-colored needles or flash-frozen leaves. Buds and shoots suffered freeze injury that in some cases resulted in death of buds or the entire plant, however, long-term impact on these buds won't be seen until spring.

Leaves left on trees from the rapid temperature change are known as a "marcescent" fall, defined as "to wither without falling off". There are two types of marcescence, one type occurs naturally on trees such as English Oak, hazelnuts and beech. The other type, which is what happened to some of the Front Range trees, occurs when temperatures plummet before the abscission layer has formed, killing the leaves but leaving them attached to the tree. Marcescence does not directly harm the tree, but if there is a snowfall while the leaves still cling to the tree, marcescence creates a high risk of limb breakage from snow being held by the leaves. Winds eventually will remove the leaves.

Conifers showed damage immediately. While yellow or brown needles with some green where the needles attach to the branch, are a hallmark of winter damage to pines, symptoms from the intense cold are needle scorching, with tips turning white, gray, silver or straw-colored leaving green fascicles near the branch. Twig dieback can also occur. The freeze burned needles will not green up, but new needles will mask the damaged ones. If you are concerned about the evergreen's health, gently press a bud, found on the tips of the twigs and branches, between your thumb and first couple fingers. If the bud feels soft, it is alive and will produce new growth the following spring. If the bud is dry and brittle, it is dead. Check in several places around the plant as not all buds may have been killed. Monitor your trees this winter and next spring for sign of damage. Look for black, shriveled shoots or buds. Winter watering may help, but care of the trees in the spring will depend on how much freeze damage the trees have sustained. Additional fertilizer in the spring is not recommended. Conifers may grow out of the damage with new growth masking the frozen needles. Deciduous trees may need judicious pruning to remove the dead twigs and branches.

Be prepared to manage your weeds! Spring is here. 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. 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.**