

# Sonoma Village at Ute Creek

## Spring 2013 Newsletter



### **Management Company**

Flagstaff Management

Website:

[www.flagstaffmanagement.com](http://www.flagstaffmanagement.com)

Email address:

Fmc900@flagstaffmanagement.com

Phone Number:

(303) 682-0098

Address:

900 Coffman St., Suite D  
Longmont, CO 80501

Managers:

David McCarty and  
Francie Orvis

### **Board of Directors**

President:

Sudie Kelly

Vice President:

Rick Lacov

Secretary:

Gail Houglan

Treasurer:

Barbye Greenberg

Member:

John Shockey

### **New Board Members**

Please welcome the new HOA board:

President: Sudie Kelly

Treasurer: Barbye Greenberg

Vice President: Rick Lacov

Member: John Shockey

Sec: Gail Houglan

### **Painting of Buildings**

The painting of buildings will continue this summer. Building addresses that will be painted are 2201, 2215, and 2225 Calais Drive, as well as 1024, 1108 and 1122 Olympia Drive. The painters are scheduled to begin painting the first couple of weeks in June, weather permitting. If you notice any trim or other areas that need to be looked at for possible repairs, please contact Flagstaff Management LLC.

### **Window Cleaning**

The Board has approved to have all exterior windows cleaned this year. The window cleaners are scheduled for May 27<sup>th</sup> thru June 3<sup>rd</sup>, weather permitting. Residents need to remember to close their windows. The window cleaners will have to remove your screens to wash the windows, and it doesn't make any difference if the screen tabs are facing in or out.

### **Dryer Vents and Cleaning**

After having some dryer vents inspected, we became aware that some vents were not installed to code. Those that are not to code will be replaced this spring with new dryer vent covers. After those are replaced, all dryer vents will be professionally cleaned out. This will be the only time the HOA will pay to have the vents cleaned out. It will be the responsibility of each homeowner to keep their vents lint free from that point on.

### **Summer Happenings**

The board is hoping to have a Summer get-together like last year.

The board will be scheduling the Annual Garage Sale soon.

All announcements will be posted in the New Bulletin Boards to be installed by the mail stations in April!

## **Preparation for Spring**

As you have noticed, Rock Solid, the HOA's landscaping company has been out doing some spring time work. You will be seeing them out more as the weather warms up. Rock Solid will attempt to keep the grounds green and lush, but if water restrictions go into effect and it is a hot summer, it may be a challenge. If this is the case, we ask for your understanding. Rock Solid is requesting that all animal waste be picked up as it is not in their contract to do this. Every homeowner that has a dog is responsible for picking up after their dog which is also City Code!

## **Garage Repair Progress**

It has been determined by the board and consulting engineers that waterproofing the back bottom part of the garage is necessary to keep mold from forming and water damaging walls. Water damage can come from your garage or from your neighbor's garage. Therefore, this work is essential for **ALL** garages. It is mandatory. If a resident refuses, they will need to sign a waiver once a building has been completed which moves the liability from the HOA to that owner. If an owner signs the waiver to not have the work done and decides it needs to be performed after the initial work is completed by the HOA, it is the owner's responsibility and financial obligation to have the water proofing done. We appreciate all the cooperation we have received from the owners so far. As of March 15<sup>th</sup>, we have put down waterproof baseboards in the garages of over half of the units. The board is hoping to have all units completed by mid summer. Please contact Flagstaff Management, Sudie Kelly or Gail Hougland if you want your garage done this month or next.

## **Bulletin Boards**

**Coming Soon!** The board has approved to install new bulletin boards throughout the community. They will be located by the mail kiosks.

## **Reminders**

- Please pick up after your dog!
- Please remember that parking spaces are on a first come first serve basis with one space per resident.
- Please move your trash cans and recycle bins into the garage or house after trash pickup.
- Parking spaces are not to be used to store excess vehicles!
- **Please make your checks payable to Sonoma Village!**

## **Heat Detectors**

Heat detectors are part of the fire alarm system. These heat detectors do not have sounders or batteries and therefore do not "beep". The heat detectors are white and are located in bedrooms, corridors, and garages. A picture is provided below. Please do not remove this. Contact Flagstaff Management immediately to reinstall/repair this device.



## **Building 18 Annexation**

The Board of Directors has finalized the annexation of Building 18 into the HOA. The HOA welcomes its new neighbors!