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# Sonoma Village at Ute Creek

## Spring 2017 Newsletter



### **Message from the Board**

This has been quite a winter, but with Spring here, we're hoping to see many of you out on your patios, walking the complex, enjoying the sun. It will be fun meeting some of the new residents who have arrived in the last few months and greeting our regular residents.

As a **reminder**, there are a few issues that need to be said. First, **pets** are allowed on the community property if they are on leash. Owners are **REQUIRED** to pick up after their dogs. Pick up bags are located around the center greenway. Owners **MUST** dispose of the filled bag in their own trash can or in the recently installed HOA trashcans. If you notice someone not disposing of pet waste properly, please contact Flagstaff Management with the unit # so a violation can be issued.

Second, **trash cans** are to be removed from the curb within 24 hours after pickup. Please mark your trash can and recycle bin with the number of your building and letter of your unit, so it can be returned to you if the wind carries it away. With spring and summer winds getting stronger, also please wrap your trash in bags (in case it blows over) and stabilize the recyclables with something heavy. Our pickup day is Wednesday.

Grills, **NO** Propane tanks are allowed on patios in our HOA, unless they are the smaller 2 ½ lb container (small Coleman type). Electric grills are acceptable.

**Parking** within the community: Remember that parking spaces are on a first come first serve basis with one space per resident. Please park on the street if you have more than one vehicle, so that not all the spaces are used and available for visitors.

There is no policy in our CCRs that eliminates **solicitors** from our complex. To eliminate any 'unwanted solicitors', display a sign at your door that says "NO Soliciting" or "NO Solicitors". If they still bother you, it is your right/responsibility to call the police. It is against the law to solicit when a sign is posted at your door. The fine can be \$50 to \$300 for them. Note that this does not apply to political or religious groups. Signs can be purchased from many stores in town.

Because of the owner liability in many areas and because we have a need to have emergency information, the board is requiring that owners sign or have the renters sign a form in order for this information to be available. If there is a fire in a building, or a water pipe flood, we should be able to give the Fire Department or appropriate office a number to call to insure all is safe or be able to get into the unit. Owners of rental units are not always available. Resident owners should enlist a neighbor to have access to their unit in case of an emergency. A phone number on the entrance of a unit of a relative who lives close would also suffice. **Owners who rent their units**, please fill out the **Landlord Requirements Form**, sign, have your tenant sign, and return to Flagstaff Management within 30 days. This form can be found on the Flagstaff website, click on Sonoma Village on the left hand side.

**Community Events:** The **Summer Social** is set for the **16th of June at 6:00 pm**. Details will be on the bulletin boards as time gets closer. This is a potluck and owners are asked to bring a dish to share. There will NOT be a **community garage sale** this year, but residents can have their own personal garage sales this summer if they wish.

The **Rules and Regulations** can be found on the Flagstaff Management website, along with the Design Review Request Form, and Governing Documents.

Regarding **Next Light**, Sonoma Village is getting closer to having the service. Notices will be posted by the City on your doors once service is available. The following link will give owners information on construction along with a link to sign up for notifications for when service is available. There is a separate link towards the bottom of this page for a construction update map as well as a link on the right hand side of the page that allows them to sign up for notifications.

<http://longmontcolorado.gov/departments/departments-e-m/longmont-power-communications/broadband-service>

There have been a number of burglaries in Longmont this fall. If you notice anything or anyone suspicious, please make sure to contact the Longmont Police Department and report it.

Lastly, please make sure your Dues checks are made payable to Sonoma Village at Ute Creek, not Flagstaff Management.