

June 2023

# WOLF CREEK HOA

**Greetings:** The HOA Board of Directors wants to thank everyone for your continued work on maintaining your properties in the HOA.

## **Register for HOA Community**

### **Update Emails:**

***To receive email updates/notifications from the HOA in the future, you will be required to Subscribe on Flagstaff Management's website. Please visit [www.flagstaffmanagement.com](http://www.flagstaffmanagement.com) and choose Wolf Creek HOA. From there you can Subscribe to Community Updates to receive future emails from the HOA. You must subscribe to receive these updates. This will be the last Newsletter sent in the mail, so please register to stay informed. Thank you.***

## **Update about Speeding in Wolf Creek:**

Per data collected from a traffic flow study, conducted by the City of Longmont, there are more than 200 cars that drive one way or the other on Wolf Creek Dr alone in our subdivision. This means there is a potential for a lot of accidents to happen, not only on this thoroughfare, but any street within

the neighborhood. Unfortunately, there is a lot of on the street parking which funnels traffic and creates an unsafe environment for cars to pass through. With these obstructions, it makes it difficult to properly see if there are children running into the road after balls or on bikes. When people are speeding down these roads, that are marked for 25mph, it makes it especially dangerous for our children to play in the front yard or even open spaces. To avoid further action, which would be working with the city on mitigation, the HOA implores you to **SLOW DOWN**. We all want a safe place to live and it starts with being aware of your actions.

## **Sprinklers and Fences**

If you see any issues with HOA landscaping, fences, sprinklers or watering, please notify Flagstaff Management.

Also, regarding the HOA maintained rail fence, please remember homeowners are responsible for trimming tree branches, shrubs or vines that grow on or over the split rail fences. If not removed/trimmed from the HOA split rail fence, the HOA has the right to trim them off the fence and

assess the homeowner any fees incurred for the removal/trimming and assess for any repair costs to the fence caused by this overgrowth. Please take some time and do the necessary trimming as needed.

## **Design Review Requests (DRRs)**

The Design Review Request Form can be found at: [www.flagstaffmanagement.com](http://www.flagstaffmanagement.com) Click on Wolf Creek. You can find the form to fill out along with the HOA guidelines.

Be sure to remember to not start your project until you have an approved DRR, regardless if you use pre-approved colors or not. Please also make sure to check the HOA guidelines, call or email Flagstaff Management, to confirm if you need to submit a DRR for your project.

## **Covenant Rules Reminders:**

**Trash Cans:** Please remember that trash cans must be placed out for collection no earlier than 4pm the day before scheduled collection and retrieved by 8pm the day of trash collection. **After collection, please remember to store cans in your garage or behind your fence.**

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Vehicle Storage: RV's, trailers, boats, etc. are allowed within the community for a maximum of 72 hours for loading and unloading purposes. RVs, trailers, boats, etc. must be stored in your garage or outside the HOA. This is a restriction in the HOA governing documents and is also a City Code, enforced by the City.

Portable Basketball Hoops: Are to be only on your lot, not on the sidewalk or street.

Pets: Just a reminder that it is the homeowner's responsibility to clean up after their pets, both in the common areas of the community and on private property. Pet waste is not only an unsightly condition, it is also a health issue and there is a City of Longmont ordinance that requires it to be removed. Also, please keep your dog on a leash at all times!

Seasonal Decorations: It is asked that all seasonal decorations be removed no later than 30 days after the holiday.

HOA Tree Requirements: Per the original Wolf Creek Development Plan, approved by the City of Longmont, each home is required to have a minimum of one tree in

the front yard, which includes side yard, as long as not behind a fence. Please ensure your property meets this requirement to avoid a letter from the HOA in the future.

**HOA Education** – Flagstaff Management has been contacted in past years regarding sidewalk clearance pruning. The City code is included below. Please take a look at your trees and bushes and do any necessary trimming throughout the summer to avoid getting a notice from the City of Longmont. City VIOLATION: 13.24.030.B - It shall be the obligation of the owner of any property to remove, trim or otherwise treat trees and plants which B. Fail to provide clearance over streets and alleys of at least fifteen (15) feet and over sidewalks of at least eight (8) feet. The City is authorized to prune any tree or shrub to create a clearance need listed above and to assess the cost of such trimming against the owner of the encroaching tree or plant.

## **Home Maintenance Metal Flashing**

**Thank you to all the owners that painted their flashing in 2022. Approximately 100+ homes completed this maintenance.**

**Over the past few years, it has been noted that this is a growing problem throughout the HOA. Please inspect your home to see if there is flaking paint coming off the metal flashing that separates the vinyl siding from the shingles. It is important that you inspect your property and correct this problem, whether it be calling a painter/handyman, painting yourself, or installing new metal flashing that matches the current flashing/color. Please inspect your home and get any metal painted that is showing through. In the middle of July, the HOA will begin sending violation letters out to owners that have not completed this home maintenance. Please be proactive to avoid a Violation letter and possible hearing and fines.**

For questions, issues, or concerns, please contact:

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