

WOLF CREEK HOA

Greetings from your Wolf Creek HOA Board of Directors! Thank you everyone for your continued work on maintaining your properties in the HOA.

Wolf Creek HOA Annual

Meeting: Just a reminder, the annual meeting of the members is tentatively scheduled for November 21, 2019. The meeting announcement and agenda will be mailed to all owners in advance. *If you cannot attend, please return your proxy to help attain a quorum.* Quorum is needed to officially vote on new board members, ratify the budget, or other possible agenda items. Wolf Creek HOA has never met the quorum requirement since being developed and your help is greatly appreciated.

Looking for Contactor



Recommendations

Are you aware of the Next Door website? It is a free private social network for neighborhoods in Longmont. It is a place where neighbors can share experiences and recommendations regarding contractors for various repairs, or

projects, such as landscaping, painting, moving, etc.. Please visit:

Nextdoor – www.nextdoor.com

Sprinklers and Fences



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

DESIGN REVIEW REQUESTS (DRRs)

The Design Request Form can be found at:

www.flagstaffmanagement.com

On the left hand side, 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. Some examples of things that do require a DRR are landscaping changes, roof replacements, fences, siding repair and replacement, and sheds.

Covenant Rules Reminder

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. Remember to store cans in your garage or behind your fence.

Vehicle Storage: RV's, trailers, boats, etc. are allowed within the community for a maximum of 72 hours for loading and unloading purposes. Storage of RVs, trailers, boats, etc. is not allowed and they 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

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keep your dog on a leash at all times!

Seasonal Decorations: All decorations must be removed no later than 30 days after the holiday.

Home Maintenance Metal Flashing

A growing problem throughout the neighborhood is the flaking of paint 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 by calling a painter or installing new metal flashing that matches the current ones. Rather than issue warnings at this time, we will allow residents the remainder of the summer and fall to correct this problem. **HOWEVER,** starting next spring, these will be addressed as violations and if not corrected will result in a fine.

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. The board is working with a local arborist on a list of pre approved trees for our area and soil conditions, which will be posted on the website once completed.

HOA Documents: For questions on rules and covenants, please refer to

www.flagstaffmanagement.com

Choose Wolf Creek on the left hand side. Owners can find the Governing Documents, Design Guidelines, Design Review Request Forms, Rules, and Regulations here.



Ash Trees

If you own an Ash tree, please keep in mind the destructive pest, Emerald Ash Borer, has been detected in Longmont. Please treat your tree for this pest to prevent the loss of your tree and possible spreading to neighbor trees or seek advice from an arborist regarding removal or treatment. For more info you can visit:

<http://www.bouldercounty.org/properly/forest/pages/eab.aspx>

HOA Education – Flagstaff Management has been contacted regarding your HOA and clearance pruning. The City code is included below. Please take a look at your trees and bushes and do any necessary trimming 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.

For questions, issues or concerns, please contact or visit:

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