

Kettle Creek Homeowners Association, Inc.

Darren@zandrmgmt.com / www.kettlecreekhoa.com

2019 January Newsletter

Dear Kettle Creek Owner and Resident:

Happy New Year!

A primary directive of your Association is to help ensure that the general appearance of the Community is kept up through the monitoring of compliance with the Association's Covenants and Design Guidelines. Through this process the Association helps protect the property values of all Owners and helps maintain a higher quality of life and an inviting community appearance.

Help stop crime. Keep vehicles in your garage and garage doors closed unless working in there. If you have to park a car overnight in your driveway don't leave valuables in the vehicle or in plain sight. Keeping exterior lights on overnight also helps deter criminal activity. One neighbor has reported the air was let out of their tires as their vehicle was parked in the driveway. Please report crime to the police and also to your HOA so we can let your neighbors be aware.

Post Lady/Man. Please do not park along the side of the street where the Post Boxes are. It makes it challenging for this person to handle the mail when they have to park numerous car lengths from the box location.

HOA DUES. Amount of \$470.00 was due on January 1st, 2019. A \$10 fee plus interest will be assessed each month after February 10, 2019. If you have questions please call 719.594.0506 or email: BOOKS@zandrmgmt.com.

PET Clean up. Even though the grass is dormant, please don't allow your pets to use your neighbors yard as their toilet. This is inconsiderate and can cause kill off in the spring. Carry bags with you so you can properly clean up after your pets.

Sidewalks. Please clear your sidewalks of snow as it's difficult for children to walk to and from the bus stop. There are some little kid-os who thank you!

Street Parking. Overnight parking on the Community streets, which violates the Community Design Guidelines, continues. Z & R is addressing vehicles in violation, but you can help by utilizing garage and driveway parking spaces at the end of each day. If you have any questions regarding this policy or wish to report any vehicles in question, (or any compliance issues), please direct your correspondence to Darren at Z & R (Darren@zandrmgmt.com) to give us the specifics.

Temporary Overnight Parking. Governing Documents restrict overnight parking, there are valid needs which merit exemption from the usual rules. If you need to park a moving van or trailer overnight in proximity to your home, please let the HOA know by sending a note to **Darren at Z&R (Darren@zandrmgmt.com)**. The same applies for family visitors who need to park an RV in front of your home or driveway for a day or two. Just let us know in advance by email.

Trash Containment and Disposal. With the high winds, it is very important to ensure your trash is not only placed inside a well sealed receptacle, but also that trash inside the receptacle is sealed in bags to prevent loose trash from being blown all over the neighborhood. Please remember that our neighborhood trash is picked up on Friday mornings. If it's a holiday week, it will be Saturday instead. Please do not leave your containers at the curb for days prior to pick up. This also means once they are emptied they must get back inside your garage and not left outside for days.

Newsletters. If you aren't getting the occasional community-wide email from Z&R or the KCHOA President (Candace Thompson) please send an email either to Darren@zandrmgmt.com or to candilynn2010@gmail.com. Email addresses are kept strictly private, not disclosed to anyone and used very sparingly for time-sensitive or urgent matters.

-Candace Thompson (HOA President)