



The Kettle Creek HOA Newsletter

December 2005

Happy Holiday Season from The Kettle Creek Board of Directors! Please take a few minutes to read the latest updates about your Community!



Landscaping: Although it is most likely obvious by now, all Owners are reminded that they are responsible for all of the landscaping and maintenance of their lots. Landscaping on lots should be kept in a healthy and well-maintained state. Owners who have not completed their landscaping are still required to maintain the non-landscaped portions of their lot so that they are free of weeds and debris. Your Covenants require that all Lots should be landscaped within 4 months after the closing on your home. Extensions to this requirement are being granted due to weather considerations (frozen ground during winter months, etc.), but any extension must be approved in writing. As always, any Landscaping Plans require written approval before being commenced!

Architectural Control: Although everyone likes to express their individuality by decorating home exteriors, some compromise and sacrifice must be made on behalf of the entire Community. The Board must provide written approval for all exterior changes and those changes must also be requested in writing. **Any architectural requests should be forwarded to Z & R Property Management. Depending on the size and number of requests, responses from the Board may take up to 30 days so please plan accordingly.**



Parking: One of the toughest issues any Association deals with is parking. The Association's Design Guidelines have the following comments on parking: *"All vehicles will be parked so as not to inhibit traffic or damage surrounding natural landscape or adjoining property. Vehicles shall not be left on streets overnight. No recreational vehicles or utility trailers may be parked on the property unless placed within an enclosed garage or structure approved by the AC."*



Board of Directors: Eventually, the Board will consist of homeowners who will volunteer their time to serve your wonderful community. In essence, they will have the difficult task of deciding all the financial and contractual matters of the Association and reviewing homeowner comments, correspondence and complaints. Currently, the Board is controlled by the Declarant (your builders), but in 2006 your first annual meeting will be held and one Owner will be elected to the Board.

Z & R Property Management: As your property managers, Z & R implements all of the Board's decisions and handles architectural submissions. Any Association questions can be forwarded to Z & R at (719) 594-0506. Any homeowner who has a problem, comment or suggestion is asked to submit a letter to Z & R for proper follow-up and Board review. The address for correspondence is 6015 Lehman Drive, Suite 205, Colorado Springs, CO 80918. Emails can be sent to darren@zandrmgmt.com or devin@zandrmgmt.com and faxes can be sent to (719) 884-4496.

While complaints have not been regular, the most frequent complaints to management have been about pets. If you are a pet owner, please take a moment to read the following excerpts from the Design Guidelines on pets:

PETS: Section 3.38

No other animals, except an aggregate of not more than four (4) domesticated dogs or cats (which must be fenced or restrained at all times within the Lot), will be permitted within the Property. No animal of any kind shall be permitted which, in the opinion of the AC, makes any unreasonable amount of noise or odor is a nuisance.

Section 3.39

Dogs are not to be allowed to run freely throughout the community, whether unattended or under the direct control of its owner. In accordance with City code, animals must be kept under control for their own protection and to preserve the public's health and safety.

Section 3.40

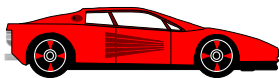
Incessant barking can be very disturbing to the peace and quiet of a neighborhood.

Section 3.41

Pet owners are expected to pick up and properly dispose of any feces deposited by their dogs within the Community Area. An additional assessment of \$10.00 may be imposed for each failure of a member (or any of their family, guests, or invitees) to pick up and properly dispose of any feces left in the Community Area by any dog owned by them or under their control. This assessment is intended to defray the actual cost incurred by the Association in removing dog feces from the Community Area.

Association Covenant Violations: If you witness a violation, please report it to Z & R by documenting what you see in writing, signing the letter and mailing it to Z&R Property Management. Faxes or emails are also perfectly acceptable. **Anonymous complaints cannot be acted upon, please include your name and address in any complaints, it will not be divulged.**

Storage of Trash Containers: Please see that your trash is stored accordingly until your required trash collection day. Trash cans/toters along the side of homes in front of wing fences are not appropriate. Trash cans/toters should be kept behind the wing fence or inside the garage until trash day.



SPEEDING: Please remember to obey the 25mph residential speed limit! As you know, the community's streets have multiple turns. Because of this layout, there simply isn't enough time to properly react to pedestrians (big and small), other cars or obstructions. Please keep this in mind when leaving or returning home so there are no unfortunate accidents.

Thank you for taking the time to read this newsletter and be informed about your Community!

The Kettle Creek HOA Board of Directors and Management