



The Kettle Creek HOA Newsletter

November 2006

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

updates about your Community!



Board of Directors: Very soon, notice will be provided of the first Annual General Membership Meeting, when the developer will turn the property over to the homeowners. An election will be held at the meeting for homeowners to serve on the Board of Directors. As members of the Board, those homeowners who are elected will be responsible for making the business decisions of the non-profit corporation that is the Association. If you wish to have your name on the ballot for the election, please contact Z&R Property Management in writing with a brief personal history.

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 ren@zandrmgmt.com and faxes can be sent to (719) 594-0473.



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 prior 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.**

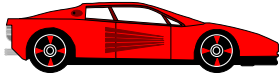


Parking: One of the toughest issues any Association deals with is parking. The Association's Design Guidelines have the following comments on parking: *"All vehicles will be parked so as not to inhibit traffic or damage surrounding natural landscape or adjoining property. Vehicles shall not be left on 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."*

Snow Removal: Please be reminded that the streets do not belong to the Association and will, therefore, be cleared of snow by the City. The sidewalks, however, belong to each Lot and, according to City Ordinance, must be cleared of snow within twenty-four hours of the end of snowfall. Please make certain that you clear the sidewalks on your Lot of snow within this time frame to minimize the risk of falling to your neighbors.

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 be aware that, according to the Association's governing documents, trash containers must be stored out of sight until they are placed outside for the purpose of trash collection. So please take the time to make certain that your trash cans are not stored in front of your garage or in your back yard in such a way that they can be seen from another Lot.



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