



# The Kettle Creek HOA Newsletter

May 2007

**Happy Spring from The Kettle Creek Board of Directors!  
Please take a few minutes to read the latest updates**

**about your Community!**



**Board of Directors:** The Association is now in the control of the homeowners, and our first Board of Directors was elected at our first Annual General Membership Meeting. Our Board of Directors consists of Scott Plantenberg – President; Kirk Baehner – Vice President; Brenda Anderson – Secretary; David Joyal – Treasurer; and Barbara Springfield – Director-at-Large.

**Z & R Property Management:** As our 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. Since weather is no longer causing a delay in landscaping, we ask that all homeowners get their written landscaping plans approved and the work completed before the summer is over. This includes painting of all current fences and completion of painting any fences that are to be built.

**Architectural Control:** Although everyone likes to express their individuality by decorating home exteriors, the Association's Design Guidelines limit the scope of that expression. Any exterior change requires a written request for permission to make that change from the Board of Directors, and requires their prior written approval **before the change is made**. At the first Board of Directors meeting, the Board was made aware of many homes within the community that have neglected to submit plans for landscaping or fences, or who have neglected to install landscaping, or who have installed items that are not in compliance with the Association's governing documents. The Board of Directors is committed to addressing these issues within the community in order to maintain consistent architectural standards throughout the property. The Board of Directors asks that any homeowner that is contacted by Z&R to address these issues promptly comply with their requests.

**Automatic Dues Withdrawal:** Any homeowner who wishes to set up electronic funds transfer for dues assessment payments may contact either Linda or Ashley at the offices of Z&R Property Management. There is no extra charge for this service. The contact number is (719) 594-0506.

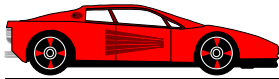


**Parking:** One of the toughest issues any Association deals with is parking. The Association's Design Guidelines have the following comments on parking: *"All vehicles will be parked so as not to inhibit traffic or damage surrounding natural landscape or adjoining property. Vehicles shall not be left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

**Community Event:** Please be aware that the third Association Block Party is coming up! On Saturday, June 2, 2007 at 2:00 p.m. our community will offer an opportunity to meet and greet your neighbors, and to enjoy food and refreshments, in the White Hawk Trail cul-de-sac. Please note this event on your calendars – we are very much looking forward to seeing you there!

**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**