

January 2008

THE MEADOWS COMMUNITY ASSOCIATION



“BUILDING COMMUNITY SPIRIT ONE NEIGHBOR AT A TIME”

DIRECTORY

Board of Directors

Steve Oldani, President
Dean Hargrave, VP
Eric Osterloh, Treasurer
Michael Parks, Secretary
Michael Franz, Director

Meadows Community Town Council Members

Katie Kruger, Council Member
303.660.1385
Ryan Reilly, Council Member
303.660.1366

Property Manager

Randy Watt
Western States Property
Services 10020 E. Girard Ave.,
Suite 175 Denver, CO 80231
303.745.2220

MCA Architectural Committee

303.745.2220

Meadows Event and Construction Hotline

303.394.5666

Important Area Numbers

Suburban Waste Services
303.683.8887
Castle Rock Recreation Center
303.660.1036
DRCOG Vanpool
303.458.POOL
IREA (streetlight problems)
303.688.3100
The Grange
303.814.2358

Schools

Meadow View Elementary
303.387.5425
Soaring Hawk Elementary
303.387.5825
Castle Rock Middle School
303.387.1300
Douglas County High School
303.387.1000
Castle View High School
303.387.9000

A Publication for Residents of Meadowgate, High Prairie, Mountainview, Alpine Ridge,
Aspen Trail, Coyote Run, Vista Heights, Deer Track, and Soaring Eagle.

MEETING NOTES:

The following notes are excerpts from the Board meeting held
on November 19, 2007 -R. Watt

1. The new Covenant Compliance Monitor was introduced to the Board.
2. The Board will meet with DCM&R to put plans into motion for the open area between Rocky Mountain Dr. and Buena Vista Blvd.
3. Board members worked with a homeowner to approve an acceptable house color.
4. The Board agreed that the town's requirements to allow the Association to remove snow from the public streets put too much liability on the Association.
5. Board Meetings are held on the 3rd Monday of each month in the Grange at 6:00 P.M. There is no meeting held during the month of December.

MeadowsLink.com

Please check out this informational
website for important information and
updates pertaining to our Association.

ANNOUNCEMENT FROM THE BOARD OF DIRECTORS

The Board has signed an agreement with a full time Covenant Compliance Monitor. The contract became effective November 1, 2007. A full time inspector was deemed necessary based on numerous reports from homeowners and conversations with Board members in regard to a growing lack of attention to overall property values and curb appeal of the Meadows Community Association. The Board of Directors sincerely hopes that residents will pay more attention to the Restrictive Covenants and Architectural Guidelines without the efforts of the Covenant Compliance Monitor. If you need copies of these documents they can be downloaded from MeadowsLink.com.



CHANGE OF ADDRESS?

Homeowners must notify Western States of changes with your current mailing address. The Association cannot keep track of new mailing addresses without being informed.

RULES & RESTRICTIVE COVENANTS

Non-resident owners are responsible for informing tenants of the rules and maintenance requirements of the Association.

PENALTY FEE SCHEDULE

Builder Site Maintenance Violations - The first penalty shall be \$500 and \$50 per day thereafter until compliance.

All Other Violations - The first penalty shall be \$100 and \$25 per day thereafter until compliance.

COMMON AREA PROBLEMS

If you see problems with the Common Areas (native areas or streetscapes along the north side Meadows Blvd., the west side Meadows Dr., both sides of Butterfield Crossing Dr., the north side of Cherokee Dr., or the west side of Foothills Dr.) please call Randy at Western States Property Services. 303-745-2220

RECYCLING SERVICES

Please have Recycle out by 7a.m. on your designated pick-up day and placed away from the trash containers.

Please use two bins for recycle, 1 for paper and 1 for co-mingle material

You may use your own bins if you have designated recycle bins (no trash cans please). If providing your own bins please be sure they are rectangular in shape and are clearly marked "Recycling" and are 18 gal or less.

Below is a complete list of what our recycling center will accept and not accept.

What can I put into the "Anything that tears bin?"
All white and colored paper, Magazines, Coated Paper, Folders-manila-coated or colored, Adding machine tape, Post-it notes, Brochures, pamphlets, Newspapers- including inserts, Junk Mail, Envelopes, Computer printouts, Posters, and all correspondence-direct mail.

Continued on page 3

Please do not include:
Carbon paper, paper plates, paper cups, tissue paper, waxed paper, lunch bags, napkins, paper towels, candy wrappers, cardboard, phone books and Styrofoam.

What can I put into the "co-mingle bin?"

#1, #2, #3, #4, #5 & #6 plastics, Glass, colored glass, aluminum, and tin cans. You may leave the labels, but please remove the lids. Please do not include oil, pesticide, or hazardous material bottles.

Please call our Customer Service Center at:
 (303) 683-8887
 Monday – Friday 8:00 a.m. to 5:00 p.m.

WEEKLY TRASH PICK-UP

TRASH REMOVAL: Because pick up times will vary. We ask that you place your trash cart, bags and/or cans on the curb the night before or by 7:00 a.m. on pick up days. There is a 10 bag limit per week. You may use up to 6, 32 gal trash cans, 2, 95 gal cans or all customers are welcome to just put out bags. We do ask all trash be bagged and tied inside trash containers to eliminate blowing and animal access. All customers are allowed 1 large item per month free if scheduled 2 days before your service day.

YARD WASTE: Grass clippings and leaves must be bagged, weighing less than 25 pounds per bag. Tree limbs must be cut into 3-foot sections, each branch can be no larger than 4 inches in diameter, bundled weighing less than 40 pounds each. You're welcome to put out up to 3 bundles per week

UNACCEPTABLE ITEMS: Suburban Waste Services will not remove tires, rocks, concrete, carpet, drywall, lumber, dirt, sod, tree stumps, paint, motor oil, fencing, other construction or remodeling debris, combustibles or toxic wastes.

HOLIDAY SCHEDULE:

For the following holidays we will be running a delayed schedule;
 New Year's Day, Memorial Day
 Independence Day
 Labor Day
 Thanksgiving Day
 Christmas Day

If your scheduled pick up falls before a holiday service will not be delayed. If your pick up falls on or after a holiday we will pick up your trash one day later.

If the holiday lands on a Saturday or Sunday your service will not be delayed.



EXHIBIT P – DESIGN REVIEW REPORTING FORM

The Covenants, Conditions and Restrictions (CC&Rs) require an owner to obtain the prior written approval of the Architectural Committee for an exterior alteration or addition to property within The Meadows. (Refer to Article 10 of the Declaration of Covenants, Conditions and Restrictions.)

To comply with the CC&Rs, complete and submit this form. Attach a detailed drawing or blueprint of the proposed alteration or addition. The drawing is to specify dimensions, materials to be used, and colors. The Committee for its records retains this application and the drawing. Non-returnable samples are required for all exterior colors requested to be used in paint (even if repainting the previous color), or in stains for fences or decks. Stain samples and paint chips for each color used remain in the Association's files. The Committee has 30 days, from receipt of all materials required by the Committee to act upon your request.

The homeowner understands and agrees that no work shall commence until written approval is received from the Architectural Committee. Furthermore, any misrepresentations of any part of the proposed improvement may void any approval by this Committee. Please be sure to include all information and a way to contact you, if more information is needed.

If the requested change is approved, the owner agrees to maintain the improvements. If, in the view of the Committee, the improvement is not being maintained, the Committee has the right to remove or maintain the improvements with the homeowner bearing all costs. The homeowner agrees to comply with all applicable town and state laws, and to obtain all necessary permits.

Homeowner Name(s): _____

Address: _____

Home Telephone: _____ Work Telephone: _____ Fax #: _____

Builder: _____ Filing #: _____ Block #: _____ Lot #: _____

Signature: _____

Desired Alteration or Addition: _____

Work to be performed by: _____ Telephone: _____

Address: _____ Start Date of Work: _____

Return this form with all required samples and/or drawings to:

Meadows Architectural Committee
c/o Western States Property Services Inc.
10020 E. Girard Avenue, #175, Denver, CO 80231
Phone: (303) 745-2220 or Fax: (303) 745-3335