

April 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 9145 E. Kenyon Ave., #100, Denver CO 80237 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.

POOL OPENING

The Meadows is looking forward to warmer weather and anticipating the opening, sometime this summer, of the new pool expansion, of a six-lane lap pool and pool house adjacent to the existing leisure pool at The Grange. We will also be offering morning lap swim days again this year, as well as Water Fitness Classes and swim lessons through SwimTLC at www.SwimTLC.com with registration beginning in early May.

Inserted in this newsletter you will find a Membership Information Form that must be completed by every household who wishes to purchase a pool pass for the 2008 season. We request your cooperation if you are asked to provide proof of residency (Deed of Trust, Consent to Tenant, bank statement, school registration for children) prior to the issuance of a valid and active PIN number for any of your family members for this pool season.

This year, you will only be able to buy your pool pass at The Grange, so we highly recommend that you purchase your pass prior to pool opening weekend. The Silo at the pool will not be selling passes this year. Guest Fees will still be paid at the Silo. For your convenience, we've set aside some dates when extra staff will be on hand to expedite the process of entering your family's information and taking photos. The designated days are:

Tuesday, April 29, 3-8 p.m.; Saturday, May 3, Noon-5 p.m.; Sunday, May 4, 12-5 p.m.

By completing your registration and having your pictures taken in advance, you will

greatly speed up your enjoyment of the pool on your first visit. If you plan to take care of these items on your first visit to the pool, please allow at least 45 minutes for your family to complete this process before entering the pool.

Yes! We want to use The Grange pools! What do we need to do?

1. Fill out a 2008 Membership Information Form.
2. Bring your completed form; every member of your household who will be using the pool (for pictures); proof of residency; and payment to The Grange during one of the registration days listed above.
3. You may pay by cash, check or credit card (Visa, Mastercard).
4. **NO REGISTRATIONS WILL BE ACCEPTED UNTIL APRIL 29, AT 3 P.M.**

Cost of the 2008 Season Passes (Memorial Day to Labor Day)

For Residents living within The Meadows Community Association Area (Filings 1-9):

Pass Type	(Visa, and Mastercard accepted)	Early Bird Discount By May 20
Adult Pass (18+)	\$ 84.50	\$ 77
Youth Pass (4-17)	\$ 68	\$ 62
Senior (62+)	\$ 68	\$ 62
Family Pass	\$ 284 up to 5 members	\$254

Add'l Members \$20 per/person charge beyond 5 members for each person 4 years of age and up.

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 N. 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

STREET PARKING MONITORING

The Board has noted some progress with the enforcement of the street parking restrictive covenant. Since the 1st of December, 133 residences have received notices in regard to cars being parked/stored on the streets within the Community. Some of the violations have been resolved while others have gone to advanced stages of enforcement to gain compliance. Monitoring will continue.

OTHER MONITORING

The Board has noted some progress with the 81 residences that have received notices in regard to the parking/storage of commercial vehicles, storage of vehicles and trailers, unsightly accumulations of refuse/trash cans, and untimely removal of holiday decorations.

2008 HOUSE PAINTING

Now is the time to start planning if your house needs to be painted this summer. The Compliance Monitor will be looking at every home in the Community in the next couple of weeks. The inspector will be looking for fading, chalking, peeling paint, and rotting trim boards. Please remember to submit (with the Design Review Form included with this and every newsletter) your request for approval of your house painting. **All projects must be approved by the AC even if you plan to paint your house the same color.**

MeadowsLink.com

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

SB 05-100 Compliance

Disclosure Provision, CCIOA § 209.4. Annually, associations (other than time shares) must give written notice of the following items by first class mail, personal delivery, a binder at the principal place of business, or on the association's web page (with mail or e-mail notice of the web address):

Name of the Association:
The Meadows Community Association, Inc.
www.MeadowsLink.com

Name and address of management company:
Western States Property Services, Inc.
9145 E. Kenyon Avenue, Suite 100
Denver, Colorado 80231
303-745-2220

Date of recording of the declaration and recording information:

Douglas County, DC8722482, B0737-P0943, dated 7/30/87

The following information is available to homeowners upon reasonable notice:

- Date the Fiscal Year begins (September 1st of each year)
- Operating Budget for current year
- List of Current regular and special assessments, by unit type
- Annual financial statements, including reserves
- Results of any financial audit or review for previous fiscal year
- List of all association insurance policies (property, general liability, director and officer liability, fidelity), including companies, policy limits and deductible, additional insureds, and expiration dates
- Association's bylaws, articles and rules and regulations

ARCHITECTURAL COMMITTEE

Your Architectural Committee consists of homeowners who volunteer their time to attend a monthly meeting on the second Tuesday of every month at The Grange at 6:30 PM.

Architectural approval compliance with the Guidelines and restrictions will help preserve the inherent architectural and aesthetic quality of The Meadows Community Association. It is important that the improvements to properties be made in harmony with and not be detrimental to the rest of the community. A spirit of cooperation with neighbors and the Architectural Committee will go far in creating an optimum environment, which will benefit all homeowners.

Please be reminded that every homeowner needs to comply with the Guidelines, which may be found on the web site at MeadowsLink.com, and must have written approval from the Architectural Committee in hand prior to any exterior changes or improvements on the house structure, the

landscape, the driveway, the roof or any other exterior surface of the homeowner's property being made. Request forms are found in this newsletter and also with the Guidelines, they may be faxed or emailed to a homeowner upon request, by Western States Property Services.

Exterior painting must be approved by the Committee prior to the work being started. All projects must be approved, including when re-painting the existing colors. If you have any questions, you may contact Kaye Welch at 303.745.2220.

With the spring and summer months gearing up soon, the Committee wishes to thank everyone for following the process for approval and will welcome working with any homeowner on making their property the best it can be within the Association

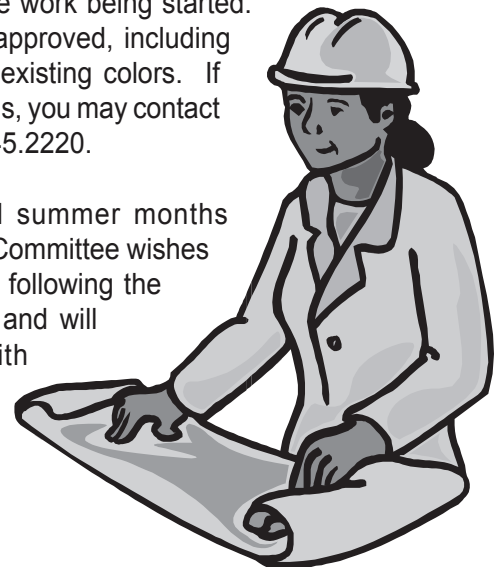


EXHIBIT P – DESIGN REVIEW REPORTING FORM

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.
9145 E. Kenyon Ave, Ste 100
Denver, CO 80237