

July 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
Paul Donahue, Council Member
720.733.3585
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.

EXTERIOR PAINTING

With spring in bloom, homeowners are beginning to think about brightening up their homes on the exterior. Paint books have been provided at The Grange for homeowners to find ideas and suggested color palette to consider for their homes. These paint books have the original colors approved for Filing 9, Deer Track, and any colors other than the pre-approved color combinations will be considered a variance. Filing 6, Soaring Eagle, has a book of color combinations pre-approved by the Architectural Committee. Other books have color palettes that reflect good choices for all other Filings, and are only suggestions and guidelines.

Please remember that every homeowner must send a request for approval, along with color chips, and must receive written approval from the Architectural Committee prior to beginning the painting. Homeowners who paint the exterior of their home without specific approval from the Committee run the risk of having to re-paint at their own expense.

Any questions may be directed to Western States Property Services at 303-745-2220.



MEETING NOTES

The following notes are excerpts from the Board meeting held on May 19, 2008. -R. Watt

1. The Buena Vista Park project is moving forward. Plans were submitted to the Town and could take about 3 weeks for the town to respond.
2. Sidewalk safety issues such as plant material and mailboxes have been communicated to the Town.
3. The Association is working with homeowners, school officials and the Town to eliminate the “kiss-n-go” practice at the walkway to the elementary school in Filing 6.
4. HB 1270 was discussed. The new law addresses the installation of renewable energy devices and allowable energy efficient measures.
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.



COMMON AREA PROBLEMS

If you see problems with the Common Areas (native areas or streetscapes along the north side Meadows Blvd., the west side of 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).

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.

MEADOWSLINK.COM

Please check out this informational website for general information and postings pertaining

to The Meadows.

RECYCLING INFORMATION - HAULAWAY STORAGE & SOLID WASTE

TRASH REMOVAL: Because collection times will vary, please place your trash toter, bags and/or cans on the curb the night before or by 7:00 a.m. on collection days. There is a 10-bag limit per week on top of what you have in the toter. You may use 32 gal. trashcans to contain your 10 bags or you are welcome to just put out the bags. We do ask all trash be bagged and tied inside or outside of your trash containers to eliminate blowing and animal access. All customers are also allowed one large item per month at no extra charge if scheduled through Haulaway's Customer Service Representatives 2 days before your service day.

YARD WASTE: Grass clippings and leaves must be bagged and weigh less than 40 pounds per bag. Tree limbs must be cut into sections no greater than 3 feet in length with no branch larger than 4 inches in diameter. Each bundle must weigh less than 40 pounds also. You're

welcome to put out up to 4 bundles per week on top of the bagged trash that we allow.

UNACCEPTABLE ITEMS: Haulaway will not remove tires, rocks, concrete, carpet, drywall, lumber, dirt, sod, tree stumps, paint, motor oil, fencing, animal carcasses, appliances containing Freon, other construction or remodeling debris, combustibles or toxic wastes. For construction related waste, please call our Customer Service Representatives for construction debris roll off box service.

HOLIDAY SCHEDULE: We will be running on a delayed schedule for the following nationally recognized holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas Day. If your scheduled collection day falls before a holiday, your service will be on its regularly scheduled collection day. If your service falls on or after the

holiday, your trash will be collected one day later than your regular collection day with Friday's trash being collected on Saturday. If the holiday is on a Saturday or Sunday, your service will be on its regularly scheduled collection day.

OTHER SERVICES OFFERED: Not only do we offer curbside collection, we can also take care of your business and/or special project needs. With a wide range of dumpsters (3 to 8 cubic yards), construction and debris boxes (20 and 30 cubic yards), and storage containers (10 to

40 feet), there is no job too big or too small for us to handle. Just call one of our friendly Customer Service Reps and they will be happy to take care of all your waste and storage service needs.

AUTOPAY: If you would like to have your waste services automatically paid from your checking or savings account or charged to your credit card, please complete the Autopay form and either fax or mail the completed form to the indicated fax number or address.

RECYCLING INFORMATION

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

There is no need to separate recyclables (Altogether) please just keep all recycle bins under 40lbs.

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 18gal or less. You may also purchase bins from us for \$8.50 each and have them delivered to your house for a small delivery charge (based on the city you live in).

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

What kind of paper products can be recycled?

All white and colored paper, Magazines, Coated paper, Folders-manila-coated or colored, Adding machine tape, Post-it notes, Brochures, Pamphlets, Newspapers- including inserts (no plastic newspaper bags), Junk mail, Envelopes, Computer printouts, Posters, All correspondence-direct mail, and All paperboard (cereal and soda boxes) or Cardboard (both MUST be completely flattened). NO Wax-lined Cardboard.

Please do not include:

Carbon paper, paper plates, paper cups, tissue paper, waxed paper, lunch bags, napkins, paper towels, candy wrappers, wax-lined cardboard, phone books (do to size and weight even though the recycle center accepts phone books) and Styrofoam.

What other than paper products can be recycled?

#1, #2, #3, #4, #5, #6, and #7 "washed out" plastics (any plastic product with the recycle symbol and a number), Glass (colored or clear), aluminum, and tin cans (you may leave the labels on, but please remove the lids). Please do not include plastic bags (grocery, newspaper, or trash bags) oil, pesticide, or hazardous material bottles.

For more information:

Please feel free to visit the recycle center website at www.altogetherrecycling.com to learn more about the process your recyclables go through and how they end up back on the shelf. You can also sign-up for e-mail updates directly from the recycle center (they do not sell your e-mail address to anyone or send advertisements) to keep you informed about everything going on in the recycle industry.

You can also call our Customer Service Center at: 303.683.8887 Monday – Friday 7:30 a.m. to 5 p.m.

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