

October 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.

RECYCLING INFORMATION

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.

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.

MEETING NOTES

The following notes are excerpts from the Board meeting held on August 18, 2008.

-R. Watt

1. A hearing was requested and held in regard to unfinished landscape installation. The Board agreed to an extension through 10/15. If completed by this date fines will be reduced.
2. The Board will be interviewing AC candidates.
3. The budget for 2008/2009 was approved indicating no increase in assessments required at this time.
4. The engagement letter with Beichle & Associates for the 07/08 audit was signed with no increase in cost.
5. All approvals and permits have been attained for Buena Vista Park.
6. The Annual Meeting of the Delegates to Elect Directors will be held on August 25, 2008.
7. 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.

THE MEADOWS COMMUNITY ASSOCIATION BUDGET COST CENTERS

September 1, 2008 through
August 31, 2009

REVENUE- 1631 homes).

5110- Assessments billed (1631 x \$).

5220- Legal costs billed back to the delinquent homeowner causing the expense.

5240- Assessments received from the sale of a home per Covenants.

5245- Interest earned on the Operating Accounts.

ADMINISTRATIVE

7010- Contribution to Reserves for replacement of Common Property owned by the Association

7030- Contract services for Bookkeeping, administrative support, contract administration, Covenant Enforcement, Architectural Control, Committee Liaison.

7040- Legal fees other than collections and covenant enforcement.

7045- Legal fees for collection of delinquent accounts and covenant enforcement

7055- CPA fees for independent annual audit/ tax preparation per Covenants

7060- Misc. postage and copies, letterhead, envelopes, etc.

7080- Newsletter and the Grange Program Guide (copies and postage)

7086- Costs deemed not collectible (bankruptcies, foreclosures).

7090- Website maintenance and other Administrative Expenses not listed.

TAX AND INSURANCE

7120- Estimated annual income taxes

7130- Premium for Association Hazard, Liability, D&O, and Fidelity insurance per Covenants

COMMITTEES

- 7210- Committee expenses (meetings, minutes, copies, postage)
- 7220- Inspector's expenses (film, copies, etc.)
- 7225- Inspector's salary (\$18/hour and subsidized \$800/month by WSPS).
- 7230- Special events sponsored in part by the Association for the benefit of the community (Easter Eggstravaganza, 4th of July Celebration, Music in the Meadows, Pumpkin Fest)

COMMON AREA

- 7410- Maintenance of landscape owned by the Association (mowing of turf and native areas, irrigation repairs, edging, fertilization, tree/shrub care, pet waste stations).
- 7412- Irrigation (Water)
- 7415- Landscape renovation projects
- 7417- Minor fencing repairs
- 7420- Vista Heights subdivision signage
- 7550- Concrete connectivity pathways and other walkways
- 7551- Trash collection and recycling service

THE MCA OPERATING BUDGET- 2008/2009

ANNUAL INCOME

5110 Assessments	492,562
5220 Collection Cost Recovery	15,120
5240 Capitalization	3,600
5245 Interest Income- Operating	480
TOTAL INCOME	511,762

ADMINISTRATIVE EXPENSE

7010 Reserve Contribution	42,000
7030 Management	78,288
7040 Legal Fees	8,400
7045 Legal Fees - Collection	15,120
7055 Audit and Tax Preparation	2,200
7060 General & Administrative	9,912
7080 Communications	7,080
7086 Bad Debts	3,000
7090 Other Administrative	1,080
Total Administrative Exp.	167,080

TAX & INSURANCE EXPENSE

7120 Income Taxes	0
7130 Insurance	6,500
Total Tax & Insurance Exp.	6,500

COMMITTEE EXPENSES

7210 AC Committee	300
7220 Covenant Control	720

7225 Covenant Inspector

27,840

7230 Social Events

25,480

Total Committee Exp.

54,340

COMMON AREA EXPENSES

7410 Landscape Maintenance	24,000
7412 Irrigation	32,960
7415 Landscape Projects	39,037
7417 Fencing Maintenance	3,600
7420 Lighting Repairs	270
7550 Snow Removal	4,500
7551 Trash Collection	179,475
Total Common Area Exp.	283,842

TOTAL EXPENSES

511,762

NET OPERATING INCOME (LOSS)

0



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