

October 2007

THE MEADOWS COMMUNITY ASSOCIATION



“BUILDING COMMUNITY SPIRIT ONE NEIGHBOR AT A TIME”

DIRECTORY

Board of Directors

Steve Oldani, President
Dean Hargrave, VP
Gary Carlson, 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

MEETING NOTES:

The following notes are excerpts from the Board meeting held on Aug. 20, 2007 -R. Watt

1. The Board has directed the Architectural Committee to require 4'x 4' paint samples for any colors not in the upcoming paint book of pre-approved colors.
2. The Board approved the 2007/2008 Budget. An assessment increase is indicated from \$276 to \$302 per home per year.
3. Work on drainage issues along Cherokee Drive is near completion. The contractor is waiting on delivery of the sidewalk chase.
4. Interviews for the Covenant Compliance Coordinator will begin in October.
5. The Board will take another look at the pathway in F9, Tract H, to determine the need for the pathway.
6. The Board agreed to meet with a landscape designer to put plans into motion for the open area between Rocky Mountain Drive and Buena Vista Boulevard.
7. Board Meetings are held on the 3rd Monday of each month in the Grange at 6:00 P.M.

MeadowsLink.com

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

GENERAL INFORMATION

THE MEADOWS DOG RULES

Please keep your Dog on a Leash! It's considerate to others...and it's the law!

Use the free bags available at one of the many Pet Pick-up Stations located throughout the community for disposing of your dog's deposits.

Please do not let your dog use your neighbor's yard, the common areas or trails.

RULES & RESTRICTIVE COVENANTS

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

CHANGE OF ADDRESS

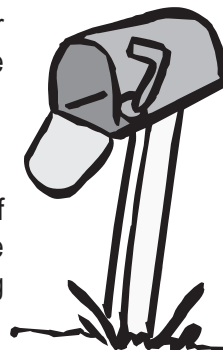
Homeowners must notify Western States of changes with your current mailing address. The Association cannot keep track of new mailing addresses without being informed.

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 of 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.



The Architectural Review Committee is looking for new members. Please contact Randy Watt at Western States for information

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

BUDGET COST CENTERS

BUDGET COST CENTERS SEPT. 1, 2007 - AUG. 31, 2008

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, PumpkinFest)

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

FREE PUMPKIN!

Present this coupon at The Meadows PumpkinFest Pumpkin Patch, on Saturday, October 20, 2007, to receive ONE free pumpkin per family while supplies last. Your Coupon is required to enter the Pumpkin Patch. Families wishing to pick up additional pumpkins may check back at the end of the event for any pumpkins in need of a good home.

Any remaining pumpkins will be available at The Grange pool during the week of October 22, between 12-5 p.m. on Monday and 10 a.m. - 5 p.m. Tuesday-Saturday.



2007 FREE PUMPKIN



THE MEADOWS
At Historic Castle Rock.

COUPON FOR MEADOWS RESIDENTS

INCOME	ANNUAL
5110 Assessments	492,562
5220 Collection Cost Recovery	16,800
5240 Capitalization	4,200
5245 Interest Income- Operating	540
TOTAL INCOME	514,102
ADMINISTRATIVE EXPENSE	
7010 Reserve Contribution	42,000
7030 Management	78,288
7040 Legal Fees	13,200
7045 Legal Fees - Collection	16,800
7055 Audit and Tax Preparation	2,200
7060 General & Administrative	8,831
7080 Communications	11,000
7086 Bad Debts	3,000
7090 Other Administrative	1,200
TOTAL ADMINISTRATIVE EXP.	176,519
TAX & INSURANCE EXPENSE	
7120 Income Taxes	0
7130 Insurance	6,750
TOTAL TAX & INSURANCE EXP.	6,750
COMMITTEE EXPENSES	
7210 AC Committee	600
7220 Covenant Control	600
7225 Covenant Inspector	27,840
7230 Social Events	25,000
TOTAL COMMITTEE EXP.	54,040
COMMON AREA EXPENSES	
7410 Landscape Maintenance	24,000
7412 Irrigation	24,550
7415 Landscape Projects	39,038
7417 Fencing Maintenance	2,400
7420 Lighting Repairs	210
7550 Snow Removal	7,000
7551 Trash Collection	179,595
TOTAL COMMON AREA EXP.	276,793
TOTAL EXPENSES	514,102
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.
10020 E. Girard Avenue, #175, Denver, CO 80231
Phone: (303) 745-2220 or Fax: (303) 745-3335