

September 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

MEETING NOTES:

The following notes are excerpts from the Board meeting held on July 16, 2007

1. A homeowner was in attendance to provide documentation to support a neighbor's parking violation.
2. The Board asked that additional members to the Architectural Committee be sought.
3. Work on drainage issue along Cherokee Dr. is near completion. The contractor is waiting on a permit for a curb cut to complete job.
4. An ad has been placed for a full time independent contractor to serve as Covenant Compliance Coordinator.
5. The Board agreed to combine newsletter efforts with the MNC. Association specific information will be mailed to respective association members.
6. The Board agreed to repaint a home in which the approved color did not turn out as expected.
7. The Board agreed to meet with a landscape designer to put plans into motion for the open area between Rocky Mountain Dr. and Buena Vista Blvd.

MeadowsLink.com

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

ADMENDMENT TO THE DECLARATION OF COVENANTS

Over the years homeowners have attended Board meetings to better understand what elected Board members can do legally in regard to changing/amending the Covenants. The five members of the Board of Directors cannot amend the Covenants without the approval of the homeowners. A volunteer committee of homeowners interested in amending the Declaration would be formed to enact and perform the amendment process under the direction of the Board of Directors as summarized below.

Under Section 13 of the Declaration, the Declarant (Castle Rock Development Company and its affiliates), when in title to property within the master association, retains the authority to approve or deny any proposed amendment to the Declaration. The Declarant is in title to property within the master association.

In addition, written consent of the Delegates representing at least 67% of the voting power of the Members of the association and written consent of at least 67% of the First Mortgages may amend the Declaration. The process to amend the Declaration requires that a Special Meeting be called through proper notice. In order to conduct the business of the Special Meeting a quorum of 15% of the voting members must be ensured. Given that all the requirements have been met to hold the Special Meeting, the Delegates must validate the voting of the members and approve the language of the amendment and repeal of the specific section(s) of the Declaration. The Amendments to the Declaration would then be recorded with Douglas County.

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

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GENERAL INFORMATION

**PLEASE KEEP YOUR DOG ON A
LEASH! IT'S CONSIDERATE
TO OTHERS...
AND IT'S THE LAW!**



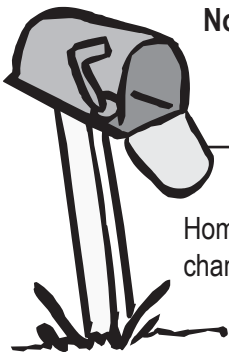
Use the free bags available at one of the many Pet Pick-up Stations located throughout the community for disposing of your dog's deposits. **Please do not let your dog use your neighbor's yard, the common areas or trails.**

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 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