



# Fox Creek Farm HOA Newsletter

September 2002

Website: [www.foxcreekfarm.org](http://www.foxcreekfarm.org)

## Board Member Election

The election was a success. The 10% quorum of 47 ballots was met in the recent mail-in election. Sixty-three ballots were received. The results were:

Dan Whitmarsh - 57 votes  
Jim Armstrong - 57 votes  
Susan K. Zweibel - 56 votes  
Joe Smolka - 40 votes

The board would like to welcome Susan to the board as the newest board member.

## Landscape Committee

The board would like to thank the landscape committee for the wonderful job and all the time and effort they put into planting the flowerbeds in the neighborhood. They are also working on the detention pond project, which should begin this fall. Thank You Jason Hoogland, Shirley Jensen, and Theresa O'Neill. Thank you Theresa for your flower donation. If you see them around the neighborhood please let them know you like the flowers.

## Thank you Mark Hannon

The board would like to thank Mark Hannon for his investment in the Fox Creek Farm neighborhood. Thank you for:

1. Promoting the community garage sale
2. \$110.00 donation to buy flowers for our flowers beds
3. Sponsoring the puppet show

## Fox Creek Farm Community Day

The HOA board is inviting you to the Fox Creek Farm community day on Saturday, September 28, 2002 between 11:00 a.m.-1:30 p.m. in the cul-de-sac at the end of Aspenwood Lane. Food and drinks will be provided. The Longmont fire and police departments will be there along with a jumping castle for the kids. Mark your calendars now and we hope to see you there.

## City of Longmont Neighborhood Grant

The homeowners association was awarded \$4,500.00 for detention pond improvements from the City of Longmont neighborhood improvement grant. The HOA will provide \$5,000.00 from the landscape budget for a total of \$9,500.00. The landscape committee has been working on a plan and has given the board its suggestions for the trees and shrubs to be planted in the detention ponds. Thank you Jason, Shirley, and Theresa for all the work you have put into this project. Thank you Jason for your time and effort in getting the bids.

## Upcoming Board Meetings

The Fox Creek Farm Board meets the second Thursday of the month at the Fall River Elementary School cafeteria starting at 6:30 p.m.

The next board meeting for the Fox Creek Farm HOA is September 12, 2002. Future 2002 meeting dates: October 10, November 14 and December 12. Please mark your calendars.

## HOA Related Emergencies

Who do you call after 4:30 p.m.?

If you have an Association related emergency after hours, call Management Specialists, Inc. at 303-420-4433. This after hours number is answered by the Community manager on duty. Please leave your name, telephone number, the name of your Association, and the nature of your emergency. Your call will be returned within a few minutes.

## Covenant Enforcement

### Fox Creek Farm Community Inspections

Once a week the Community Manager from Management Specialists, Inc. checks the community for possible covenant violations. When a violation is noted, it is monitored closely. If it is not remedied within a short period of time, a courtesy letter is sent requesting the homeowner to comply with the Covenants. Many times a violation occurs because a homeowner is unaware of what the Covenants state. A copy of the Covenants should have been included in your closing papers at the time you purchased your home. It is important to know what the Covenants allow. If everyone adheres to the Covenants, and established Community Rules and Regulations, Fox Creek Farm will be a beautiful area in which to live, and property values will be maintained as well. Your Community Manager, Sharon Riggert, also welcomes calls or emails from homeowners regarding any common grounds concerns.

She may be contacted at 1-888-420-4433, X304.

### Back Yard Covenant Violations

At times, back yard Covenant violations are not visible or perhaps not noticed by your Community Manager as weekly inspections are being performed.

It is recommended that homeowners who are aware of specific violations in nearby back yards contact Sharon Riggert in writing at Management Specialists, Inc. 4204 N. Garfield, Loveland, CO 80538. The information you provide will authorize Sharon to issue a courtesy notice to allow the homeowner to correct the violation, as well as follow-up for improvements to the situations.

## Board Member Contact Info

- **Daniel Whitmarsh 303-772-3584**  
**dan@foxcreekfarm.org**
- **Karen Kruse 303-772-6848**  
**karen@foxcreekfarm.org**
- **Mike Monticello 303-682-0680**  
**mike@foxcreekfarm.org**
- **Jim Armstrong 303-772-4027**  
**jim@foxcreekfarm.org**
- **Susan Zweibel 303-678-1470**  
**susan@foxcreekfarm.org**

## Covenant Violations

The following is a summary of the covenant violation letters that have been sent in the last two months.

Lawn/Weed violation – 50

Landscaping (no ACC form on file) – 12

Car/Truck/Trailer – 2

Unsightly Storage - 1

## City of Longmont Mandatory Water Restrictions

Mandatory Lawn Watering Restrictions Are In Effect Beginning Monday, August 5, 2002 until June 1, 2003.

- If your address ends in the digits 00-30, you may only water on Sundays and Thursdays.
- If your address ends in the digits 31-60, you may only water on Mondays and Fridays.
- If your address ends in the digits 61-99, you may only water on Tuesdays and Saturdays.

Please get more information on the Fox Creek Farm website or the City of Longmont's website at [http://www.ci.longmont.co.us/water\\_waste/water\\_restrictions/index.htm](http://www.ci.longmont.co.us/water_waste/water_restrictions/index.htm)

## Reminders

- Please let the board know if you would like to see anything added to the Fox Creek Farm web site. Our web site address is **www.foxcreekfarm.org**
- Remember to submit your ACC forms for your projects. Once approved your request is good for one year.



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December 2002



## Did You Know?

Your board worked with the city to obtain a \$4500 grant that enabled us to plant trees, shrubs and some bushes along the edges of the detention ponds! Another huge "Thank You" to members of the landscape committee who provided

input, ideas and lots of work with the improvement of the detention areas.

We also negotiated an agreement with Golden Bear (our neighbors to the north) to have them landscape the area on the north side of the Spring Gulch Greenway. Way to go!

With the campaign efforts of the board and participation from several homeowners, the city has decided upon the area south of the Fall River Elementary School for a future park! We went from low man on the totem pole to the proposed location. Thanks for your attendance and support! We win!

Currently, we are working with the postal service to improve the mail delivery in our neighborhood! Your input is appreciated!

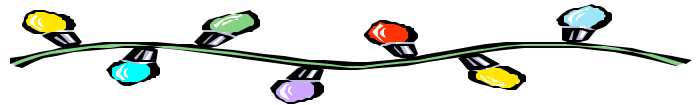
## Your Board

The members of your board are homeowners and volunteers for the neighborhood. Your interests are our interests, so remember; we're on the same team! We attempt to maintain or reduce costs for the association. Recently, we (Mike Monticello) scanned and converted the covenants to PDF format so realtors, and potential homeowners simply download the covenants. Previously, \$5-10 in administrative costs was charged to the HOA to make copies. We are also looking at ways to reduce our grounds maintenance fees. It's not easy, but we are trying! Again, we appreciate any ideas or suggestions!

## HOA Website

Our address is [www.foxcreekfarm.org](http://www.foxcreekfarm.org); all of the board members phone #'s and e-mail addresses are listed. Contact information for Management Specialists is on the website and in the FOX CREEK FARM HOA NEWSLETTER. We welcome your input and we would appreciate ideas and solutions for any problems you perceive in our neighborhood!

## Holiday Party!



December 19, 2002 starting at 7:30 PM at the Fall River School Cafeteria

Bring your kids and your holiday spirit. The Board will provide cookies and punch! Feel free to bring your favorite cookies and the recipe!!!! We will also hold an election for the best decorated home in Fox Creek! The winner will receive a prize for their efforts! Who knows? Santa may even show up!



## Contact Us!

Daniel Whitmarsh 303-772-3584  
[dan@foxcreekfarm.org](mailto:dan@foxcreekfarm.org)

Karen Kruse 303-772-6848  
[karen@foxcreekfarm.org](mailto:karen@foxcreekfarm.org)

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Susan Zwiebel 303-678-1470  
[susan@foxcreekfarm.org](mailto:susan@foxcreekfarm.org)

Management Specialist 1-888-420-4433 X304  
Sharon Riggert  
[SRiggert@ManagementSpecialists.com](mailto:SRiggert@ManagementSpecialists.com)



## What's the Buzz?

Recent attempts have been made to disband our homeowner's association. Here is some additional information:

- The Association may be dissolved at a regular or special meeting of the Members, by a vote of not less than two-thirds (2/3) of the votes in the Association cast in person or by proxy at such meeting.
- The assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created.
- Declaration may be amended by a vote or agreement of Owners of Units to which at least sixty-seven percent (67%) of the votes in the Association are allocated.
- Termination of Community shall require the prior approval of HUD or VA if, at the time any such action is taken, HUD has insurance or VA has a guarantee(s) on one or more Security Interests
- The right of the Association to dedicate or transfer all or any part of the Common Elements owned by the Association to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Members, provided that no such dedication or transfer shall be effective unless first approved by the Members entitled to cast at least eighty percent (80%) of the votes in the Association

## Benefits of a Homeowner's Association

The goal is to protect and enhance the value of your home by maintaining a neat appearance of the homes, common areas, and entryways. Enforcing the covenants protects us all so that there aren't unusual house colors; vehicles parked randomly, campers and boats in the front yards, etc. We have a big enough challenge trying to enforce the covenants with a homeowner's association in place. Without it, we have no recourse!

## Neighborhood News!

Special thanks to all who have decorated their homes so beautifully! Our neighborhood is simply magical with all the lights! Thanks to all for your holiday spirit!

## Creamy Fruit Salad

20 oz can pineapple chunks, drained

15 oz sliced peaches, drained

11 oz can mandarin oranges, drained

4 medium apples, peeled and diced

1 1/2 cups milk

1/3 cup orange juice concentrate

1 pkg instant vanilla pudding

3/4 cup sour cream

In a large bowl, combine pineapple, peaches, mandarin oranges and apples; set aside. In another bowl, whisk milk, orange juice concentrate and vanilla pudding for 2 minutes or until smooth. Add sour cream and mix well. Fold into fruit.

Seasons Greetings