

Midtown at Cottonwood Creek



HOA NEWS



Midtown at Cottonwood Creek will have an end of the summer get together on Sunday, August 28th at 1pm. We will have a *Kona Ice Krafted Gourmet Shaved Ice* Food Truck near the mail boxes. Grab a **FREE shaved ice and bring it down to the pavilion to meet your fellow neighbors and your Board of Directors.** (all flavors are free from: Dairy, Gluten, Nuts, Peanuts, Soy, GMOs and HFCS.)

DEAD TREES

The board and property manager have walked the community and noted the dead trees. Classic will replace the dead trees that are under warranty. This will happen next year, as they are short staffed right now and it is better if the trees are planted in the spring. Once those trees are removed and replaced, the HOA will see which trees are left that need replacing.

DEAD GRASS

We have some patches of dead grass here and there in the community. This is caused by winter kill and dog pee. The grass sections near Cedarbrook are slated for replacement next year, as the grass will take better if it is laid down in the spring. In the meantime, please make sure your dogs pee in different places each time. The native grass on the outside of the community and on the hills are the best places for dogs to pee as that grass is tougher.

HOA REMINDERS

LATE FEES

As a reminder, HOA dues are due on the 1st of each quarter: January 1, April 1, July 1, and October 1.

Assessments or other charges not paid in full to the Association within 10 days of the due date, shall incur late fees and interest. A \$25 late fee will be imposed 10 days past the due date. Interest is at 18%. The late fees and interest will incur monthly until paid in full.

The Board is aware that there have been some snafus with switching over to the CINC billing system for quarterly dues. The CINC team is making some changes to update and improve our system. In the coming weeks, you will receive a reminder of any outstanding dues or fees on your account. You can also check this yourself by logging in to the CINC website. **HOA Payment Portal:** <https://zrpm.cincwebaxis.com/>

The Board will waive any late fees on your account if you pay all outstanding dues, collection fees, and legal fees by August 31, 2022. This is a one-time waiver, and is in recognition of the difficulty associated with the system transition.

We will NOT waive any collection fees or legal fees on your account. These are hard costs to the HOA. While there were difficulties in implementing the CINC system, our covenants and by laws are clear on the requirement to pay dues on a quarterly basis. Legal fees and collection fees are not incurred until your account is significantly overdue.

Please send an email to the management company, if you would like your fines removed. Email: Jerry Huscher at jerry@zandrmgmt.com

SPEEDING AND PARKING

The speed limit in Colorado Springs' neighborhoods is 25 mph. However, because our houses are so close together, please drive slower so you are aware of cars backing up, dogs being walked, and kids riding their bikes.

As a reminder, the end of the cul-de-sacs are used for emergency vehicles only, so the emergency vehicles can park and turn around. No one should be parking there and impeding an emergency.

SIGNS

No signs should be placed on community property without prior approval.

HOA BULLETIN BOARD

The HOA bulletin board is for official HOA business only. Do not post other flyers on it.

MIDTOWN AT COTTONWOOD CREEK HOA BOARD MEMBERS

President - Rachel Bentley – 2023

Vice President - John Rollins - 2024

Secretary/Treasurer - Vickie Heffner – 2022

HOA WEBSITES

Midtown at Cottonwood Creek website:

<https://macc-hoa.com> for all HOA documents, such as HOA covenants, guidelines, bylaws, ACC form, etc. and board minutes.

HOA Payment Portal: <https://zrpm.cincwebaxis.com/>