

Midtown at Cottonwood Creek



M@CC HOA NEWS

It seems like summer came and went with the blink of the eye. Suddenly, leaves are changing, pumpkins are appearing on doorsteps, and Halloween decorations are lighting up the neighborhood. The HOA Board cancelled its last quarterly Board meeting scheduled for October 16th ahead of the **Annual Homeowner's Meeting on October 30, 2025 at 6:00 p.m.** You will receive official notice from RealManage regarding the virtual Homeowner's meeting with a link to attend. **Please be aware that M@CC will change its management company to MSI, LLC effective November 1, 2025.**

Homeowners will receive information from MSI – a Colorado management firm. Keep a lookout via email and mail regarding the change. January HOA dues will be made to MSI, LLC. Please keep this in mind if you have set up a bank auto payment or draft.

Fall is back and with that, winter is just around the corner. That means snow and shoveling. Hopefully with our improved snow services, less shoveling will be needed by homeowners on HOA common areas. Homeowners are responsible for their own driveways and walkup sidewalks. Please do not use snowmelt on HOA sidewalks. While it is a quick and easy fix, it can damage concrete causing spalling and other types of damage. Sand buckets are distributed around the community for HOA sidewalks.

🐾 PETS & HOMEOWNER / TENANT RESPONSIBILITIES 🐾

Have you noticed an increase in dogs barking? Residents have and as a reminder, community declarations prohibit leaving pets alone for periods of time on the balconies and in the fenced side yards. Naturally, once left alone, dogs bark and with the proximity of the houses, become a nuisance to neighbors. Please be considerate of your neighbors by not leaving your barking pets outside alone and without access to return inside. Homeowners with renters, please remind your tenants of the community rules.

MESSAGE FROM THE BOARD – PRESIDENT

It was great meeting many of the homeowners and residents at the September Social event that I called the Picnic Potluck. Even with the 15 minutes of light rain, the food, games, and comradery were a fun and an enjoyable way to spend one Saturday afternoon in our park. I met original residents I didn't know, residents I have met while out & about, residents that I have emailed with but never met, as well as new ones. I only remembered to snap a few pictures (on page 2) and while the pictures do not show it, we have approximately 50 people attend. I wanted to take the time to thank all who took the time to attend. We had a lot of delicious food that was catered by Lil Howard's Barbecue &

Catering as well as homeowner contributions. I hope everyone who attended found it just as enjoyable.

As my current Board term ends this year, I wanted to emphasize how much community involvement is important – especially for a small community like M@CC. After planning both the summer and fall events — should I continue on the Board — I have decided we should hold off planning events until we have a full Board in place (~4-5 members) who can help with the logistics. As awesome as the Picnic Potluck was, it is just a reality that we need more people in the planning and execution of events than we have right now.

It was noted in the M@CC News section above that we are once again changing management companies. We hope that having a smaller, Colorado-based company will help with our community's management needs. Please feel free to email me at

macboard.sondrak@gmail.com if you have questions.

Sondra K. – President, Midtown at Cottonwood Creek HOA

M@CC COMMUNITY NOTES

Thanks to all who helped set up, provided tables, and tear down for the Picnic Potluck — **Bobby H., Jesse K., Dale and Karen C.!** Your help was much appreciated.

Have a question, want to mention someone, or contribute to this Newsletter? The M@CC Newsletter is published once quarterly so plan in advance. Send info to macboard.sondrak@gmail.com.

Pictures from the September Picnic Potluck (that's what I'm calling it)!



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 on day 10 past the due date. The late fees and interest will incur monthly until paid in full with interest penalty not to exceed 8%.

HOA Payment Portal: Will update with New Management Company's information.

TRASH CANS

M@CC's Trash Collection Day has changed to **Fridays**. This change was effective the week of October 13th. **Trash cans may only be out for 24 hours**, beginning at **6:00 p.m.** the night before scheduled collection day (Fridays). **Please also remember that holidays may delay service by one day. The Infinite Disposal delay schedule is posted at the mailboxes.** Homeowners can also call Infinite Disposal to request being added to their email notification list. With recurrent windy weather, it is especially important to help keep the community clean by limiting the time trash cans are on the curb for trash pickup.

Trash receptacles should be stored out of view and not left in view on the street, in front of garage/gates, or in driveway.

Recycling is not provided by the HOA but can be contracted by homeowners individually with Infinite Disposal.

Community Safety

With summer winding down, safety should remain a high priority. Since travel away from home for the holidays is more prevalent, please keep these safety tips in mind:

- **Mail** should be collected from your mail slot each delivery day (Monday through Saturday). Thieves check boxes during late night and early morning hours when no one is watching.
- If possible, **park your car in your garage**. Otherwise, lock your **car doors**; never leave valuables in your car overnight.
- **Contact a neighbor** you trust to keep and extra eye out for you and pick up your mail and newspapers while you are away. If this isn't an option, contact the post office to hold for pickup.

ACC REQUESTS – Through 10/31/25

Changes to the exterior of any home or lot **must be pre-approved** by the Board of Directors. Please direct requests to **Breeann Escobar** at RealManage (MICOTTON@ciramail.com). Please refer to the Design Guidelines for more information.

ACC Requests: https://macc-hoa.com/doc_display.asp?dpath=Architectural_Control&Mitem=282

Submit and/or update ACC requests through your HOA Homeowner Portal account.

*Note: Roof replacements only require an ACC request and approval if you are replacing shingles that **are not the same color as the existing shingles** on your home.*

MIDTOWN AT COTTONWOOD CREEK
HOA BOARD MEMBERS

Position	Board Member	Term
President	Sondra K. maccboard.sondrak@gmail.com	2023 – 2025
Vice President	Rachel B. maccboard.rachelb@gmail.com	2024 – 2026
Treasurer	Barbara N. maccboard.barbaran@gmail.com *Appointed for 2025	2025 – 2025
Secretary	OPEN	2026 – 2028*
Member/Director	OPEN	2026 – 2028**

** May change based on current terms

HOA LINKS AND CONTACTS

Midtown at Cottonwood Creek website:

<https://macc-hoa.com/> for all HOA documents, such as HOA covenants, guidelines, bylaws, ACC form, etc. Board minutes and HOA financials are posted in the secure side of your homeowner portal with RealManage.

HOA Management Company Contact Info:

RealManage Manager: Breeann Escobar

Email: MICOTTON@ciramail.com

HOA Payment Portal:

<https://www.ciranet.com/ResidentPortal/user/login>
(Must set up login and password – for assistance contact Breeann Escobar)

After Hours community property emergencies:

855-877-CIRA(2472) – Do not call for non-emergencies.