

Midtown at Cottonwood Creek



M@CC HOA NEWS

The **HOA Board held its quarterly meeting on April 17, 2025** where discussion took place regarding the change in management companies from RowCal to RealManage. While the transition has been unexpectedly bumpy, a recent change in managers to **Breann Escobar** will hopefully improve services and communication with the community. The Board also recently did its annual walkthrough with Greener Grass Landscaping where we identified priorities for the year as well as discussed possible improvements for snow shoveling and snow plowing this coming winter. Due to drought conditions last summer, the proposed plantings in the rock area in the Pavilion area did not happen. Greener Grass Landscaping will begin placing plantings in the new rock area in the Pavilion area soon. Please also help us keep an eye out for watering issues. Damage occurs for many strange reasons and pictures help pinpoint issues. Reporting irrigation gushers and overflows helps us keep utilities and dues down. There is one final slot available on the Board should you be interested in serving.

PETS & HOMEOWNER / TENANT RESPONSIBILITIES

Midtown at Cottonwood Creek Community is a HUGE pet community. More homes have pets than not and with that comes responsibility for homeowners to not only take care of your pets but also the community we live in. The biggest problem we find are owners not curbing or picking up their pet waste. Although daylight is extended with warmer weather, night time can make pick-up challenging. Please carry a flashlight and waste bags as you leave home to assist in your clean-up responsibilities. **Waste Station Supplies** – weather may prohibit supplies being restocked in the stations around the community. As a pet owner, it is still your responsibility to provide means to dispose of your pet's waste when it happens – not later.

Out and about with your dog? Remember that not all residents are pet lovers. Dogs should be under your control at all times and city ordinances specify that pets should be on leash. Allowing your dogs to wander up to strangers can cause undue stress and agitation in the community. Your dogs may appear friendly to you; but be aware that the perception of others — especially the perceptions of those who you may be unaware are afraid of dogs.

Homeowners with renters, please remind your tenants of the community rules.

MESSAGE FROM THE PRESIDENT

Spring has sprung! I'm always excited about spring as it is one of my most favorite seasons of the year. Things are blooming and I love to plant stuff. Vertical gardening is my thing this year on the patio. I must admit that typically HOA Board stuff is minimal and not a lot goes on. This year with the change in management companies, things have not been as idyllic as we hoped for which in turn has meant more time than expected on everyday HOA stuff.

Hopefully with the recent manager shift we will be back on track and ready to plan an event for late spring or summer. We know many are interested in the Dumpster Day again as well as a community garage sale and if you have any additional suggestions, please send any of us an email (Board emails are located on page 2). If you would like to help us plan the event... we welcome all volunteers.

Sondra K. – President, Midtown at Cottonwood Creek HOA

M@CC COMMUNITY NOTES

Welcome to Community Notes! Future *Newsletters* may include information provided by homeowners including graduation news, dog walking assistance, garage sales, weed/landscaping help, etc. The M@CC Newsletter is published once quarterly so plan in advance. Send info to maccboard.sondrak@gmail.com.

Have a question, want to mention someone or contribute to this Newsletter? Send info to maccboard.sondrak@gmail.com.

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 18% per annum.

HOA Payment Portal:

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

Weeds & Landscaping

The time of year has come where everything is sprouting in both HOA and homeowner landscaping. The landscape company regularly sprays the rock areas for weeds keeping this monumental task at a manageable level.

Homeowners should be diligent about looking for weeds and pulling growing weeds within landscaping on their property. Spurge, mullein, prickly lettuce, and other weeds can quickly become a problem.

We are considering putting out a landscape guide of plants planted in homeowner landscaping so that homeowners can have an idea of what to plant should you need it. This is a huge endeavor with very different plantings in the different sections of the community.



Spurge



Mullein



Prickly Lettuce

TRASH CANS

Trash cans may only be out for 24 hours, beginning at **6:00 p.m.** the night before scheduled collection day (Tuesday). **Please also remember that holidays may delay service by one day. The Infinity Disposal delay schedule is posted at the mailboxes.** 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.

Recycling is not provided in the HOA contract but can be contracted individually with Infinity Disposal by each homeowner. **Trash receptacles should be stored out of view and not left in view on the street, in front of garage/gates, or in driveway.**

Summer Fun, Grilling, and Fireworks

Summer also means grilling season. As a reminder, please carefully monitor your outdoor cooking activity, especially on breezy days. If the wind is high, consider just cooking inside. We want to keep fire danger as low as possible.

Fireworks in general are prohibited in El Paso County, Colorado. Many people have the opportunity to visit places without firework restrictions and consider purchasing fireworks to celebrate here at home. Due to the high fire dangers as well as the proximity of homes in the community, we encourage families and friends to visit some of the venues that offer firework displays instead of chancing an accident within the M@CC community.

Please reach out to us if you have questions or concerns.

ACC REQUESTS

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
Secretary	Mark F. maccboard.markf@gmail.com	2025 – 2027
Treasurer	Barbara N. maccboard.barbaran@gmail.com <small>*Appointed for 2025. Election at Fall 2025 Annual Meeting for full term 2026 – 2028</small>	2025 – 2025*
OPEN	<small>** May change based on current terms</small>	2026 – 2028**

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 – MICOTTON@ciramail.com

HOA Payment Portal:

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

After Hours community property emergencies:

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