

# Midtown at Cottonwood Creek



## M@CC HOA NEWS

The **HOA Board held its quarterly meeting on April 16, 2026** with an extensive agenda to discuss various community items. Discussion included group use and reservation of the Pavilion area, walkway lighting, Midtown community sign (monument signage), community sidewalks, Common Interest Community Garden design requirements, holiday lighting (Christmas), homeowner radon mitigation architecture requirements, and updating the community guidelines, declarations, and bylaws governing documents as required by CCIOA. Changes to the declarations and bylaws will require 67% homeowner approval (or 72 of our 108 homes) and we will be asking homeowners to vote to approve the required changes mandated by law.

Community Guideline updates do not require homeowner approval and will include removing requirements that CCIOA has deemed unenforceable as well as adding new requirements such as ACC approval for solar installation to ensure bird guard installation with any solar panel installations. Radon mitigation installation also requires ACC approval and will include the requirement to paint piping to match the home's exterior. All current community documents can be found in MSI's homeowner portal as well as on the Midtown at Cottonwood Creek webpage. Please contact any of your Board members if you have questions regarding items discussed in the April '26 Board Meeting. As a reminder, Board meetings dates are publicized and homeowners can attend the open portions of the meetings.

## MESSAGE FROM THE PRESIDENT

Happy Spring everyone! It has been nice having a full Board to discuss the needs of the community. Did you notice the natural hillsides were mowed this winter? The aesthetics is much nicer – even for natural areas. For the first time in our community, we have had an extensive warm and dry winter. While the HOA did not have to deal with a lot of snow shoveling, the dry weather has added concerns for our grass trees, and vegetation. With that, we will be delaying our annual walk with the landscaper until the early fall so that we can better evaluate vegetation loss and prepare for possible planting in the spring of 2027. We will be looking to see if our grass can recover once we resume watering, as well as how much replanting might be needed. In the HOA landscaping areas, Classic Homes intentionally overplanted to account for transplant losses – in most areas we may not replace every dead plant or tree. Please bear with us if you see dead vegetation as this process will take until 2027 to resolve. Homeowners receiving notices this fall regarding replanting dead trees will be given the same leniency to replant during 2027. Homeowners with existing notices to replant dead trees from last summer and fall will not be granted additional time to replant.

Currently, ACC approval for solar panel installation has not been enforced although it falls under the requirement that any exterior modification must have ACC approval. The pigeon and dove populations have become a significant issue and nuisance, causing both persistent noise disturbances and sanitary concerns with bird waste that can cause serious health issues. These concerns have prompted the Board to review the requirement of homeowners installing bird guards during solar panel installation.

When reserving the Pavilion for group events—particularly those involving non-resident guests—please remember that the reservation applies only to the Pavilion structure, not the entire surrounding courtyard, which remains open to all residents. The Board is in the process of updating the Pavilion Reservation Waiver form within the MSI homeowner portal. When planning an event with non-resident guests, homeowners must make a reservation and sign the updated waiver, which outlines responsibility for guest conduct and responsibility for any property damage incurred during the event.

Other than that, things have been fairly quiet within M@CC. The issue I will underscore is homeowners and residents not picking up after their pets 🐾. The overnight hours seem to produce many unwanted piles and pieces left behind by residents and their pets. Though the aeration grass plugs disguise the piles temporarily, we have a persistent problem with this subject. While previous Boards have explored measures like cameras and DNA testing, our goal is to foster a culture of personal responsibility. We ask that M@CC residents take ownership of their community obligations without the need for strict, imposed requirements.

*Sondra K. – President, Midtown at Cottonwood Creek HOA*

## 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. *Still today*, the biggest problem we find are owners not curbing or picking up their pet's waste. Although daylight is extended with warmer weather, night time can make pick-up challenging. Homeowners should 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.

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

## HOA REMINDERS

### 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 Apex Waste 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 Apex Waste 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.*

### Weeds & Landscaping

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 have created a landscape guide of plants planted in homeowner landscaping so that homeowners can have an idea of what to plant should you need it. The Guide can be found on the HOA website.



Spurge



Mullein



Prickly Lettuce

### LATE FEES

As a reminder, HOA dues are due on the 1<sup>st</sup> 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% per year.*

#### HOA Payment Portal:

[www.msioha.com](http://www.msioha.com)

(Must initially set up login and password)

## ACC REQUESTS

Changes to the exterior of any home or lot **must be pre-approved** by the Board of Directors. Submit and/or update ACC requests through your HOA Homeowner Portal account by logging in at [www.msioha.com](http://www.msioha.com).

Click *My Reservations & Requests*.

Next click *My Architectural Requests*.

Click the *green button* in the right-hand corner to create a new request.

**ACC Request form and Community Guidelines can be found on the M@CC website at:**

[https://macc-hoa.com/doc\\_display.asp?dpath=Architectural\\_Control&Mitem=282](https://macc-hoa.com/doc_display.asp?dpath=Architectural_Control&Mitem=282)

Should you have questions on how to submit an ACC request, please email **Trina Rodriguez** at MSI, LLC ([trodriguez@msioha.com](mailto:trodriguez@msioha.com)).

*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.<br><a href="mailto:maccboard.sondrak@gmail.com">maccboard.sondrak@gmail.com</a>    | 2026 – 2028 |
| Vice President  | Dan B.<br><a href="mailto:maccboard.danb@gmail.com">maccboard.danb@gmail.com</a>             | 2026 – 2028 |
| Treasurer       | Barbara N.<br><a href="mailto:maccboard.barbaran@gmail.com">maccboard.barbaran@gmail.com</a> | 2025 – 2027 |
| Secretary       | Ross B.<br><a href="mailto:maccboard.rossb@gmail.com">maccboard.rossb@gmail.com</a>          | 2026 – 2028 |
| Member-at-Large | Rachel B.<br><a href="mailto:maccboard.rachelb@gmail.com">maccboard.rachelb@gmail.com</a>    | 2024 – 2026 |

### HOA LINKS AND CONTACTS

Midtown at Cottonwood Creek website:

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

#### HOA Management Company Contact Info:

**MSI, LLC Manager:** Trina Rodriguez

Email: [trodriguez@msioha.com](mailto:trodriguez@msioha.com)

**HOA Payment Portal:** Visit [www.msioha.com](http://www.msioha.com) and select Homeowner Login at the top right.

(First time registration may require your account number provided by mail and email).

#### After Hours community property emergencies:

(719) 578-5610 or (303) 420-4433 – *Do not call for non-emergencies.*