

# Midtown at Cottonwood Creek



## HOA NEWS

**The HOA Board met in its quarterly meeting on July 18, 2024. This was one of the first non-annual meetings with homeowner attendance reflecting increased interest in what is happening in the community. Discussions focused on questions regarding how often management walks for violations such as weeds and other infractions. There was also discussion on homeowner rentals and how to improve adherence to HOA rules and regulations.**

**As a reminder, there are two Board Member slots available should you be interested in serving on the Board. If you are interested in participating as a member of the Board or the Social Committee, please contact Traesa Nelson ([traesa.nelson@rowcal.com](mailto:traesa.nelson@rowcal.com)).**

## SUMMER TIME

Summer is winding down with the usual extreme hot days, cool nights, weeds, trash and receptacles, and landscape watering issues. With the continuous fiber installation, each company has contributed damage to HOA and homeowner properties. There is a plethora of comments on the community Facebook page regarding fiber installation. If you are not participating in the group, you may want to search for the private group *The Real Housewives of The Midtown Collection at Cottonwood Creek* to request access. This is a very active group and a testament to the group's Admin (**Eliana G.**) as well as the great community we live in. As a note, typically the Board does not respond to issues noted on the Facebook page and requires official inquiries and complaints to be directed to the HOA management company or emailed to Board members (emails on page 2 of this newsletter). If you have issues and/or suggestions for the Board, please consider attending one of the quarterly virtual meetings.

## MESSAGE FROM THE PRESIDENT & M@CC COMMUNITY EVENT

After many great ideas, the Board has settled on **October 6, 2024** to host a **M@CC Event**. Suggestions from the community were potlucks, spring community clean-up, a small live band event, as well as holding a community-wide garage sale. The Board is hoping to plan both summer and spring events that include some of the great suggestions. Please continue to suggest event ideas for the Board to consider.

### UPCOMING EVENT

We will be holding a community potluck at the covered picnic area on **10/6 at noon**. Please join us and bring a dish to share. We will be providing the meat as the main course and hope you will come with sides, desserts, and drinks. Don't forget to bring your tailgate chairs, picnic blankets, and folding tables.

We are also working to rent one or more rollaway dumpsters for that weekend. If you have items (that are not regular weekly trash) that cannot be donated, the dumpsters will be available for use for the weekend. This would also be a great time to get rid of any remaining tree stakes on your property.

*Rachel B. – President Midtown at Cottonwood Creek HOA*

## ACC REQUEST

Changes to the exterior of any home or lot must be pre-approved by the Board of Directors. Please direct requests to the Property Manager. Please refer to your Design Guidelines for more information.

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

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

**HOA REMINDERS**

**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 10 days past the due date. Interest is at 18%. The late fees and interest will incur monthly until paid in full.*

**DOGS**

We love pets in this community, and many, many dogs live here. While night time clean-up is challenging, please consider walking with a flashlight to assist in your clean-up responsibilities. Please remember the two major rules regardless of weather conditions:

- 1. Dogs must be on a leash at all times.**
- 2. You MUST clean up your dog’s poop!**

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

**TRASH CANS**

**Trash cans may only be out for 24 hours**, beginning at 6:00 p.m. the night before scheduled collection (Tuesday). 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. **Trash receptacles should be stored out of view and not left in view on the street, in front of garage/gates, or in driveway.** *Infraction notices will be sent to homeowners who are not complying with this rule.*

**! COMMUNITY SAFETY !**

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

- 1. 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.
- 2. If possible, park your car in your garage.** Otherwise, lock your **car doors**; never leave valuables in your car overnight.
- 3. Contact a neighbor** you trust to keep an 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.

**M@CC COMMUNITY NOTES**

Thank you to **Bradley W.** for repairing two of the walkway bollard lights in the community center park area.

Thank you also to homeowners **Mark W.** and **Grant D.** for helping us work through the landscape watering interruptions.

**Home Outdoor Maintenance** – Weeds are not the only issues homeowners are being asked to maintain. Original tree stakes (poles) are now well past the one-year installation warranty requirement. The tethers may start impacting the health of your trees. Please remove them and dispose of them properly. Infinite Disposal will take them in weekly trash pickup.

**Original Classic Homes Fiber Optics Tubes** – Fiber installation has also highlighted the need for homeowners to cut the original (orange or black) unused fiber optic tubes down to the base of the rocks in either the front and back of their respective properties. These tubes were supposed to be cut before the community was turned over by Classic Homes; however, COVID impacted its completion. Please let the Board know if you need assistance – we have a Community Volunteer.

**Fiber Cable Installation** – It is the homeowner’s responsibility to make sure that any cables and/or fiber lines are buried by the companies installing fiber cable through the side yard right-of-way to the box on the side of your homes. Fiber lines should not be visible above the rocks in the landscaping.

**Want to contribute to this Newsletter? Send info to [maccboard.t@gmail.com](mailto:maccboard.t@gmail.com).**

**MIDTOWN AT COTTONWOOD CREEK  
HOA BOARD MEMBERS**

Position	Board Member	Term
President	Rachel B. <i>maccboard.p@gmail.com</i>	2024 - 2026
Vice President	John R. <i>maccboard.vp@gmail.com</i>	2022 - 2024
Secretary/Treasurer	Sondra K. <i>maccboard.t@gmail.com</i>	2023 - 2025
OPEN		2024 - 2026
OPEN		2025 - 2027

**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. In addition, board minutes and HOA financials are posted.

**HOA Payment Portal:** <https://www.rowcal.com/>

**Care Team:** [CareTeam@rowcal.com](mailto:CareTeam@rowcal.com)

**After Hours community property emergencies:**  
719-471-1703 (option 1) - *Do not call for non-emergencies.*