

Midtown at Cottonwood Creek



M@CC HOA NEWS

The **HOA Board held its quarterly meeting** on August 20, 2026 where the 2027 Budget received preliminary approval by the Board. Homeowner members will get a chance to review and approve the budget at the fall Annual Homeowners meeting currently scheduled for October 6, 2026 at 6:00. Due to the cost, the Board also approved no longer mailing the annual coupon books for HOA payments. Books may be purchased by homeowners by request only. We strongly encourage all homeowners to sign up for the MSI portal to easily manage payments and keep up with community responsibilities. You may have noticed that Board member roles changed in June. At the end of May, **Barbara N.** left the Board to concentrate more on home responsibilities. While there is not a lot of daily activities for most of the Board members, the treasurer contributes greatly with Board duties by reviewing bills to be paid as well as monthly financials. Barbara served the Board well especially during a period where we only had three members volunteering for the community. Should you get the opportunity, please let Barbara know how much you appreciate her service to the M@CC community! One last change in the management of M@CC, **Carissa Shaffer** has been named as our new Community Manager with **MSI, LLC**. Carissa is eager to assist M@CC and homeowners should you need assistance. Please do not hesitate to reach out to Carissa if you need assistance (cshaffer@msiho.com).

PLEASE BE AWARE that Apex Waste Solutions has finalized its agreement to provide EPR funded residential recycling collection at no cost to homeowners. Apex Waste is organizing the every-other-week recycling collection on the current community recycle schedule for all homes in M@CC. Homeowners currently paying for recycling with Apex Waste should have already received communication regarding no longer paying fees to recycle. To minimize multiple pickups and heavy vehicles in the community, if your home has another recycling provider, you should consider canceling once free recycling begins in the Midtown at Cottonwood Creek Community. **Blue top recycle bins were delivered on September 11, 2026.** If homeowners do not want to participate with Apex Waste, you must opt out of their service. You may opt out by using the link to opt out directly with Apex Waste or contacting Carissa Shaffer at MSI management (cshaffer@msiho.com). The link to opt out of the Apex Waste recycling service is:

[Don't Want to Participate in No-Cost Recycling? Submit an Opt-Out Request](#)

Bins will then be picked up on a designated date to be determined later. Homeowners will be emailed once the pickup date has been determined.

Information on what can be recycled can be found on the Apex Waste Recycle information page as well as the attached flyer:

<https://apexwasteco.com/community-resources/>

MESSAGE FROM THE PRESIDENT

I'll start this message by saying it has been an extremely hot summer. So hot that our landscaping, especially the grass, looked almost dead for some time. Our landscaper kept reiterating that during very hot periods, grass will go dormant and it is a normal process while it awaits rain.

Luckily, the rains have returned enough where things are looking much better.

Most notably to mention is that the HOA had a reserve study completed as was required by updated CCIOA rules. The study found that funding for our reserves more than surpassed minimum requirements and with that we are currently in a position not to need to raise quarterly dues. The most recent reserve study will be posted to the homeowner portal in documents as required by the updated law as well.

Most recently, there have been a large number of complaints regarding parking spaces and vehicles being left seemingly inoperable, abandoned, and with expired plates. This prompted the Board to look at our guest parking rules and have authorized towing of vehicles. Covenants dictate homeowners park in their garages and driveways and although parking enforcement has not been needed to date – we have determined that in cases where parked cars have not been operated and moved in a reasonable span of time – these cars may be towed. Please notify the HOA if you have a vehicle parked for more than a few days in guest parking. You may noticed signage at the entry, fluorescent cards placed on the front of vehicles, as well as Collins Towing tow tag notices placed on suspect vehicles. These cars have been marked for towing unless the owner contacts management.

Sondra K. – President, Midtown at Cottonwood Creek HOA

Website: <https://macc-hoa.com>

🐾 PETS & OFF LEASH PETS 🐾

Midtown at Cottonwood Creek is a pet-friendly community. Part of being pet-friendly is having and enforcing rules to provide for a safe and peaceful environment for our furry friends and homeowners. M@CC will be taking actions to more intensively enforce our rules regarding dog poop and dog leashes.

Dog poop is a health hazard, and needs to be picked up and disposed of immediately. We provide multiple waste stations throughout the property with bags for your use.

Dogs outside their homes must be leashed. Off leash dogs are at risk of getting lost, getting hurt in the road, or interacting with dangerous wild animals. Snakes, deer, raccoons, skunks, and coyotes have all been seen in our community. Leashing your dog is not only a community requirement but the law. While we appreciate that your dog is well behaved—this rule applies to all residents and every pet in the community.

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

HOA REMINDERS

TRASH CANS

Trash and recycle bins may only be out for 24 hours, beginning at **6:00 p.m.** the night before scheduled collection day (Friday). **Both trash and recycle bins should be stored out of view and not left at the curb, in front of garages or gates, or in the driveway.** Bins should be put away on Friday after collection. Homeowners not adhering to the guidelines will receive warnings/violations.

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 now provided by Colorado EPR and is free for all homeowners and tenants with use of the recycle bins.

Pavilion Reservations Required for Group Events

Reservations are now required for groups of more than five—particularly those involving non-resident guests—please remember that the reservation applies only to the Pavilion structure, not the entire courtyard (surrounding grass area), which remains open to all residents. When planning an event with non-resident guests, a M@CC homeowners must make the reservation and sign the Pavilion Reservation Waiver form within the MSI homeowner portal, which outlines responsibility for guest conduct and responsibility for any property damage incurred during the event.

Additionally, the reserving homeowner must be present at the Pavilion during the event.

Reservations:
www.msihoa.com

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% per year.

HOA Payment Portal:

www.msihoa.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.msihoa.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

Should you have questions on how to submit an ACC request, please email **Carissa Shaffer** at MSI, LLC (cshaffer@msihoa.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. maccboard.sondrak@gmail.com	2026 – 2028
Vice President	Dan B. maccboard.danb@gmail.com	2026 – 2028
Treasurer	Ross B. maccboard.rossb@gmail.com	2026 – 2028
Secretary	Rachel B. maccboard.rachelb@gmail.com	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: Carissa Shaffer

Email: cshaffer@msihoa.com

HOA Payment Portal: Visit www.msihoa.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.*

ADDITIONAL RECYCLING RESOURCES



Apex Waste Recycle information page:

<https://apexwasteco.com/community-resources/>

Website: <https://macc-hoa.com>