

Midtown at Cottonwood Creek



M@CC HOA NEWS

Fall has hung around awhile in 2025 and now that winter is slowly arriving, we are preparing for snow and shoveling. Homeowner/tenants are responsible for their own driveway and walkup sidewalk. Please do not use snowmelt on HOA sidewalks. While it is a quick and easy fix, it can damage concrete causing spalling and weaken the concrete for other types of damage. Sand buckets have been placed around the community for HOA sidewalks.

If you weren't aware, we have changed management companies to **MSI, LLC**. Trina Rodriguez will serve as our initial Community Manager. She is experienced and currently serves as the Director of the Colorado Springs office of MSI. **Homeowners should have received both mail and email information from MSI. January HOA dues should be made to MSI, LLC. Please keep this in mind if you have previously set up a bank auto payment or draft.**

This past October, M@CC held its Annual Homeowners meeting virtually. **Sondra K.** was elected for a second term. Two new Board members were elected for their first term on our Board and this will be the first time M@CC has had a full five-member homeowner Board.

We welcome **Ross B.** and **Dan B.** to the Board and have information on page 2 to introduce them to the community. The way our Board is currently structured, elections do not determine a position on the Board. Positions are usually a mutually agreed upon decision between all of the Board members and may change annually due to availability, home or work commitments, preferences, etc. This year, I am continuing on in the role of President. **Rachel B.** has moved to the Member-at-Large position and will generously fill in wherever needed in the event of absences. Her stoic advice and historical knowledge of M@CC play a vital role on the Board. **Barbara N.** will continue as Treasurer – this is tremendous as continuity is very important. Barbara has done an outstanding job in asking the needed questions on the financials for M@CC.

Ross B. and **Dan B.** will serve in the roles of Secretary and Vice President, respectively. **Ross B.** has already started keeping records for M@CC and **Dan B.** will step up in the event of my absence. Serving on the Board is a commitment of time. Please be sure to thank your Board members if you see them out and about.

MESSAGE FROM THE BOARD – PRESIDENT

With the change in Management companies as well as the HOA elections, it felt necessary to send out a supplemental Fall Newsletter. There is also updated information provided for holiday trash pick-up schedules on page 2. I've had several questions on how to report violations and I was recently made aware that reporting of violations is not always anonymous. Complaints have to be in writing so homeowners can either email MSI or report through the homeowner portal. For any violation, pictures or recordings as "proof" go a long way for record keeping. Please know that your Board is working diligently for the community. Should you have questions or need information, please do not hesitate to email any of us. Board member emails are listed on page 2 of this Newsletter.

Sondra K. – President, Midtown at Cottonwood Creek HOA

🐾 PETS & HOMEOWNER / TENANT RESPONSIBILITIES 🐾

It seems like pet complaints have been cyclical where previously pet waste complaints were in the majority. Barking complaints are currently on the increase. As a reminder, community guidelines prohibit pets from being a nuisance to other homeowners. 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 Guidelines. Community Guidelines, Declarations, and Bylaws can be found on the M@CC website and in the MSI portal.

Pet waste pick-up still continues to be a problem in the community. With colder temps and snow, it is still vitally important for everyone to pick up after their pets. Leaving waste for warmer days is unfair to everyone in the community.

M@CC COMMUNITY NOTES

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.rossb@gmail.com or macboard.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 8%.

HOA Payment Portal: [MSI Homeowner Portal](#)

TRASH CANS

M@CC's trash collection day was changed to **Fridays** 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.** For Thanksgiving and Christmas, our delayed pick-up day will be on the **Saturday following the holiday**.

Homeowners can also call Apex Waste/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 bins 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.

MEET THE NEWEST M@CC BOARD MEMBERS

Ross B. moved into the community in February of 2025 with his wife Arin and their husky-mix Kirby. Ross's goal on the Board is to improve vendor management processes, hold vendors accountable, and to keep community costs (and homeowner dues) minimal.

Dan B. has lived in the community since last year with his wife and three kids. They have loved becoming residents of Colorado Springs and enjoy playing board games, spending time outdoors, and birdwatching together. Dan is committed to helping our neighborhood stay welcoming and safe for all families who have made this community their home.

ACC REQUESTS

Changes to the exterior of any home or lot **must be pre-approved** by the Board of Directors. Please refer to the [Community Guidelines](#) for more information.

Submit and/or update ACC requests through your HOA Homeowner Portal account by logging in at 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

Should you have questions on how to submit an ACC request, please email **Trina Rodriguez** at MSI, LLC (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. macboard.sondrak@gmail.com | 2026 – 2028 |
| Vice President | Dan B. macboard.danb@gmail.com | 2026 – 2028 |
| Treasurer | Barbara N. macboard.barbaran@gmail.com | 2025 – 2027 |
| Secretary | Ross B. macboard.rossb@gmail.com | 2026 – 2028 |
| Member-at-Large | Rachel B. macboard.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, 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

HOA Payment Portal: Visit 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.