

# Midtown at Cottonwood Creek



## M@CC HOA NEWS

The **Annual HOA Homeowners meeting** took place on January 22, 2025 where our annual budget was discussed and approved. Quarterly dues will remain the same at \$285 with no increase for 2025. **John R.**, who has been a member of the Board since its inception elected not to run for another term and completed his service on January 22nd. Should you get the opportunity, please let John know how much you appreciate his long service to the M@CC community! At this time, we would also like to welcome **Mark F.** and **Barbara N.** who were elected and appointed to the Board, respectively. There is one final slot available on the Board should you be interested in serving.

## WINTER CONDITIONS

Winter has arrived and the most common question posed to the Board is in regards to ice and snow removal on sidewalks and street areas. Streets are plowed by the City of Colorado Springs and they will very rarely plow neighborhood streets unless complaints indicate ingress and egress are substantial issues. After a lengthy discussion with our contractor for sidewalk snow removal, homeowners can better understand a few of the major facets that go into setting the order for snow removal during each snow event:

1. **National Weather Service Winter Storm Advisory and Warnings** – City ordinances generally mandate snow removal no later than 24 hours after the advisory/warning **ends**.
2. **Direction of Storm** – Storms traveling north to south will dictate snow removal starting on the northern end of Colorado Springs (and vice versa).
3. **Timing of Storm** – Does the snow stop overnight or does it continue to snow all day? When snow ceases overnight, crews will begin snow removal. If it snows throughout day, only a limited number of communities can be shoveled after the snow has stopped; thus, most communities are shoveled next day still within the 24-hour time requirement. Furthermore, safety of the crews also plays a factor on the timing of shoveling.
4. **Community Requirements** – The Board has recently adjusted M@CC's shoveling parameter from 3 inches or more snow to 2 inches. Hopefully, you will appreciate the increased presence for snow removal but also be aware that with the typical smaller storms of an inch of snow or less, we will not be in the queue for snow removal.
5. **Costs** – Some communities have snow removal as its highest priority and may see crews shoveling during the same snow event multiple times (once prior to nightfall and again at the end of the snowfall event). This obviously drives up the overall cost of snow removal through the season.

## MESSAGE FROM THE PRESIDENT

I hope this *Newsletter* finds everyone warm and well. Having served since its inception as President of our HOA Board, **Rachel B.** has moved to Vice President to be able to dedicate much needed time to professional and work needs. She is still on the Board and available should you need to contact her about community needs.

As your new President, I hope to serve the community as well as Rachel has and am also available should you need to reach out on any need or concern. In warmer weather, you will see me walking my dog Toby several times throughout the day since I primarily work from home. When things warm up, we hope to be able to schedule a community event so that everyone can chat and get to know each other better.

Please note that we are changing our emails to accommodate the growing M@CC Board. New emails are listed on page 2 of this *Newsletter*.

*Sondra K. – 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)

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.*

**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 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 Sean)

**DOGS**

We love pets in this community, and many, many dogs live here. While night time and wintery weather clean-up is challenging, please consider walking with a flashlight 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. 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 day (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 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.**

**MEET THE NEWEST M@CC BOARD MEMBERS**

**Mark F.** moved into the community August of 2024 with his wife Lyric and daughter Adelynn, along with their goldendoodle Kingston. Mark’s goal on the Board is to add transparency and a greater sense of community to the neighborhood, while growing a culture of ownership of not just our individual properties, but the community as a whole.

**Barbara N.** and **Steve E.** moved into the community in June of 2024 and love the area. Walking the Cottonwood Creek trails, with a stop for coffee at the Wayfinder Cafe, is one of our favorite activities. Barbara has previously served on a community homeowners Board and her goals are to keep the community’s business and services running smoothly as well as increasing communication so that homeowners are aware of covenants, policies and member rights.

**M@CC COMMUNITY NOTES**

Sending thanks to **Taylor L., Mark W., Alex F., Randy D., Jesse K., and Mark F.** for shoveling community interior sidewalks. For those homeowners not mentioned by name here, thank you as well for your contributions to the M@CC community.

Our M@CC community has two **Facebook** pages. Both are private pages with homeowner Admins granting access. Be sure to request access to one or both of them to stay on top of the things happening with your neighbors. Renters are welcome to request access as well!

*Have a question, want to mention someone or contribute to this Newsletter? Send info to [maccboard.sondrak@gmail.com](mailto:maccboard.sondrak@gmail.com).*

**MIDTOWN AT COTTONWOOD CREEK  
HOA BOARD MEMBERS**

Position	Board Member	Term
President	Sondra K. <a href="mailto:maccboard.sondrak@gmail.com">maccboard.sondrak@gmail.com</a>	2023 – 2025
Vice President	Rachel B. <a href="mailto:maccboard.rachelb@gmail.com">maccboard.rachelb@gmail.com</a>	2024 – 2026
Secretary	Mark F. <a href="mailto:maccboard.markf@gmail.com">maccboard.markf@gmail.com</a>	2025 – 2027
Treasurer	Barbara N. <a href="mailto:maccboard.barbaran@gmail.com">maccboard.barbaran@gmail.com</a> <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: Sean Jiminez – [MICOTTON@ciramail.com](mailto: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.