

Midtown at Cottonwood Creek



HOA NEWS

The HOA Board met in its quarterly meeting on April 18, 2024 where items such as MetroNet and Classic Homes community construction were discussed. Homeowners with property damage from the MetroNet installation should submit a ticket directly with MetroNet. Keep in mind that landscaping plants and irrigation system lines may have been damaged during installation of the fiber lines and now is the time to get remediation of damages through MetroNet.

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 Social Committee *or* Board, please contact Traesa Nelson (traesa.nelson@rowcal.com).

SPRING HAS SPRUNG

Spring has arrived and the most common complaints posed to the Board are weeds, dead plants, and grass watering. After an especially dry Fall and Winter, the Board will evaluate plantings in the common areas with the landscaper to determine a replacement plan. Greener Grass Landscaping will begin placing plantings in the new rock area in the Pavilion area of the community as well as resodding the small hill area in grass. **Please keep pets off of the new sod** to minimize urine damage to this costly installation. Weeds have also sprung so please remember to pull the weeds on your property!

MESSAGE FROM THE PRESIDENT

As summer approaches, the Board is hopeful to offer at least one social event for the community. However, what we'd really like to see is a full social committee. If you have any interest in joining such a committee and helping us plan events, please reach out to the board. We'd like to talk to you, discuss budgets and safety considerations, and get you going.

Summer also means grilling season. As a reminder, please carefully monitor your outdoor cooking activity, especially on breezy days. If the wind is high, consider just cooking inside. We want to keep fire danger as low as possible.

Please reach out to us if you have questions or concerns. We are currently working to repair some damage caused by the Metronet installation and hope to have that handled soon.

Rachel B. – President Midtown at Cottonwood Creek HOA

COMMUNITY NOTES

Welcome to Community Notes! Future Newsletters may include information provided by homeowners including graduation news, dog walking assistance, garage sales, weed/landscaping help, etc. The M@CC Newsletter is published once quarterly so plan in advance. Send info to maccboard.t@gmail.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 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. 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!**

New signage will pinpoint areas where pet waste is problematic. 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. 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 receptacles 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 in the HOA contract.

HOA REMINDERS**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

COMMUNITY SAFETY

As summer approaches, 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. Strong winds** can blow and/or tip trash cans over. Please be mindful when placing your can out for pickup.
- If possible, **park your car in your garage**. Otherwise, lock your **car doors**; never leave valuables in your car overnight.
- Make sure your house appears "lived-in" while you are away. **Lock all your doors and windows**, set household lights on timers and consider adding photo cell readers to your exterior lights.
- Contact a neighbor** you trust to keep and 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.
- Invest in a doorbell camera system.** Some manufactures allow you to answer your doorbell from your smart phone and monitor your home while away.

**MIDTOWN AT COTTONWOOD CREEK
HOA BOARD MEMBERS**

Position	Board Member	Term
President	Rachel B.	2024 - 2026
Secretary	John R.	2022 - 2024
Treasurer	Sondra K.	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

After Hours community property emergencies:

719-471-1703 (option 1) - *Do not call for non-emergencies.*