



Midtown at Cottonwood Creek

HOA NEWS

The Annual HOA Member meeting took place on December 20, 2023 where our annual budget was discussed and approved. Quarterly dues will remain the same with no increase for 2024. Rachel Bentley was appointed to serve another term and will remain as President. There is one Board Member slot is still available should you be interested in serving on the Board.

A new Social Committee was formed to plan events throughout the year for homeowners to learn more about each other. If you are interested in participating as a member of the Social Committee *or* Board, please contact Traesa Nelson (traesa.nelson@rowcal.com).

WINTER CONDITIONS

Winter has arrived and the most common question posed to the Board is ice and snow removal on both sidewalks and street area. Snow removal within the Community is as follows:

- 10.1 a. Within a reasonable time following a snow event, the Contractor shall clear a pathway on all Community sidewalks one (1) time when there is a total snow accumulation of more than three (3) inches.
- b. Owners and Residents shall be responsible for snow removal to include driveways, patios, porches and service walks from door to common area sidewalk on their property.

The City of Colorado Springs is responsible for the roads and will make the decision on whether or not to plow.

If you need sand on your sidewalk, orange buckets around the community contain sand for homeowner use. If they are empty, please let the management company know.

MESSAGE FROM THE PRESIDENT

Welcome to 2024! We are hopeful for another calm and peaceful year here in the neighborhood. We're planning for more landscape work this spring and summer, to include finishing out the common area hillside repair and removal of several newly deceased trees. We also hope you'll consider joining our newly forming social committee. Please email the board if you're interested.

Last summer brought some serious hail, and you may have seen your neighbors getting their roofs repaired. If you haven't had an inspection, you may wish to consider it. If you've had good luck with your own roof repair, please share your recommendations with your neighbors! If you need to replace your tiles with something that doesn't quite match, please reach out so we can review (and likely approve) any variance you need. Safety is the priority!

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!**

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 winter 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

Even in winter, safety should remain a high priority. Construction sites can also attract those who may wish to steal copper or other valuables. Please keep these safety tips in mind this summer:

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. Avoid standing on or near **storm drain grates**. Do not let children play on or near these areas.
3. Keep **exterior lights** on and around your home at night. If you have a motion light, adjust it so it doesn't shine in your neighbor's windows.
4. Lock your **car doors**; never leave valuables in your car overnight.
5. Consider obtaining a security system for your home. For any **exterior cameras or floodlights**, please submit an ACC Request.

**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

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.*