

# Midtown at Cottonwood Creek



## HOA NEWS

**A new trash company, Infinite Disposal, will start at the beginning of May 2022. More details soon on when the new trash cans will be coming and the old trash cans will be taken away.**

## NEW CONSTRUCTION UPDATE

At the January HOA board meeting, representatives from Toll Brothers stopped by to give the board a better idea of what they want to build next door. They indicated they are planning to build 124 attached townhomes on the lot. They will be 2-3 bedrooms, 2.5-3.5 baths, 1400-2100sq feet luxury modern farmhouse style townhomes. Toll Brothers has 3 active sites in Wolf Ranch and 2 future sites in Kissing Camels. They do not believe this project would require a zoning change, as it is already zoned multi-family. If their plans are approved by the City, it is unlikely any construction would begin before Fall 2022, with sales beginning in early 2023. They had not yet heard back from the City regarding the proposal.

We asked for some of the visual aids they used so that we can share them with you. They are willing to send them. However, to avoid misinformation, they will not do so until any plans are actually finalized. The board will share any additional information we receive.

## SNOW and ORANGE BUCKETS

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 sidewalks will be shoveled by the landscape company when there is 3 inches or more of snow on them.*

The roads belong to the city, so the city will plow them.

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



## HOA REMINDERS

### TRASH

Trash cans may only be out for 24 hours, beginning at 6:00pm the night before collection.

*TRASH COLLECTION AND REMOVAL 8.1 The Association has contracted with a trash removal company for the servicing of all homes in the community. The expense for this service is included in the monthly dues. Recycling is not included in this expense. 8.2 All refuse must be placed in a covered container (provided by the trash company). All containers shall be stored inside the garage or within the Host Lot Owners designated area, except for the 24 hours beginning at 6:00 pm the night before pickup. 8.3 All additional refuse that does not fit into the provided containers shall be the sole responsibility of the Resident for removal and shall not be charged to the Association (i.e., furniture, appliances, carpet, etc.).*

Also, please pick up trash that was blown into your yards by the wind, even if it isn't your trash. Thank you.



### VIOLATIONS and PROPERTY VALUES

The covenants, rules, regulations, bylaws, and guidelines which we all read and signed are in place to maintain our property values. The covenants apply to all houses, including those with renters, and will be enforced. Please read and have your tenants read the HOA documents to avoid fines.

### CRIME PREVENTION

- Never leave personal belongings in a vehicle and always lock your vehicle.
- Pickup your UPS/FedEx/Amazon packages as soon as possible or ask a neighbor to hold them for you, if you will be gone.
- Keep exterior lights on and around your home at night.
- Slide the bar inside of your garage door to prevent anyone from opening it. Ankmar Garage Doors have a lock button under the wall pad's plastic cover (which can be lifted). Just hold this button down until the wall pad's light flashes. To unlock, just hold the wall pad's lock button until the light goes solid once again. Remote controls do not work while this feature is being used, but the wall pads are still operational. For any questions, call Ankmar Garage Door Company at (719)572-5548.
- Be aware of your surrounding and keep in close contact with your neighbors.
- When in doubt about a suspicious person within the neighborhood, call the CSPD.
- CSPD non-emergency line: 719-444-7000

### MIDTOWN AT COTTONWOOD CREEK HOA BOARD MEMBERS

President - Rachel Bentley – 2023

Vice President - John Rollins - 2024

Secretary/Treasurer - Vickie Heffner – 2022

### HOA WEBSITES

Midtown at Cottonwood Creek website: <https://macc-hoa.com> for all HOA documents, such as HOA covenants, guidelines, bylaws, ACC form, etc.

**HOA Payment Portal:** <https://zrpm.cincwebaxis.com/>