



# Freedom Heights Homeowners Association

Community News ♦ 4th Quarter Fall 2011



## Annual Meeting Summary!

Thanks to everyone who attended the Annual Meeting in September. We obtained quorum to hold an election with the homeowners' votes. We were able to elect three homeowner volunteers to the Board of Directors.

Please remember that you do not need to wait until the Annual Meeting to address your Board. Please email or call Mary Duval with your concerns, ideas, etc. at [mduval@diversifiedprop.com](mailto:mduval@diversifiedprop.com) or 719-314-4501. She can also add you to the agenda if you wish to speak at the next monthly meeting. Your ideas and input are always welcome and needed.



### Kudos to Homeowners for Keeping Lawns Looking Nice!

A big thanks to all of the homeowners and residents who kept their yards looking great throughout the summer months. The Board appreciates your hard work and diligence in keeping your yard (and the community) looking great.

**Thanks!**

### Fall and Winter Yard Maintenance

We know last winter was tough on a lot of lawns. We wanted to suggest a few things to do to help your lawn make it to next spring. First, if you haven't aerated your lawn in a couple of years, please do so, as the lawn needs to breathe. Do that in September or early October and then follow up with winterizing fertilizer and water well before the ground freezes.

This will allow the roots to grow or take hold before winter. Also, over-seed if you have some thin spots or areas that need some repair. Finally, when there are warm days in the winter and very early in the spring, give the lawn a good soaking again. As long as the water is not draining off of the lawn and into the streets, it is soaking into the sod. It will help the roots get moisture for an early start in the spring. Remember, the time you invest in your lawn this fall will help earn you lush, healthier grass next spring.

### Snow-shoveling Reminder!

Cleared sidewalks provide a safe way for pedestrians in our community (especially children, people with disabilities and senior citizens) to get around. Property owners should also be aware they may be held liable for claims resulting from an un-cleared sidewalk. If you live near the mailbox clusters, it is your responsibility to clear that area as well.



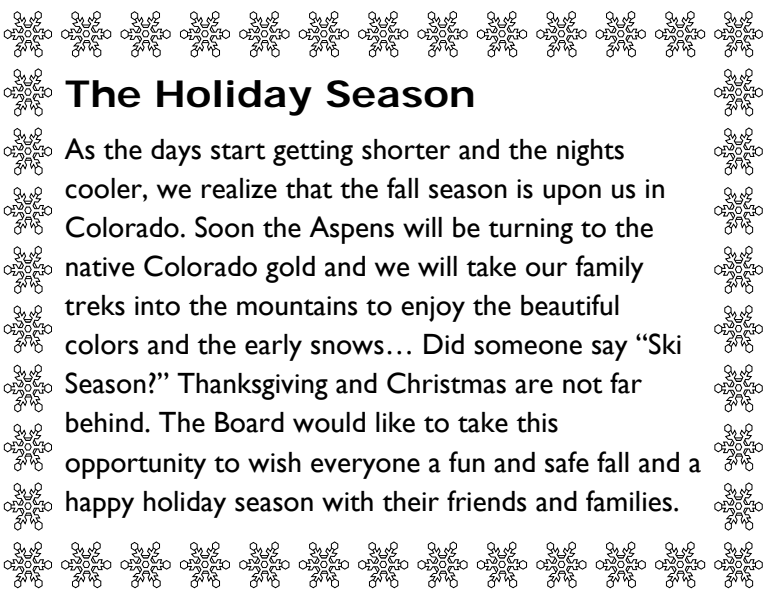
### Recycling Anyone?

If you are interested in adding recycling to your weekly trash service, it's \$3.00 a month and will be added to your monthly dues statement. For more information about the program, please contact our office at 719-314-4501.

### Excessive Trash

The Board would like to notify the homeowners that the HOA covers trash service, which only includes collection of one 96 gallon tote. There are residents who are putting out excessive trash, and the HOA is incurring additional charges for this extra trash to be picked up. Please be aware that any additional expense the HOA incurs for picking up extra trash will be billed back to the individual homeowner.





## The Holiday Season

As the days start getting shorter and the nights cooler, we realize that the fall season is upon us in Colorado. Soon the Aspens will be turning to the native Colorado gold and we will take our family treks into the mountains to enjoy the beautiful colors and the early snows... Did someone say "Ski Season?" Thanksgiving and Christmas are not far behind. The Board would like to take this opportunity to wish everyone a fun and safe fall and a happy holiday season with their friends and families.

## WHAT DOES YOUR PROPERTY MANAGER DO?

Living in a homeowners association means we have to have a management company. A portion of your monthly Association Dues pays the "Management Fee".

What does a property management company do? Here is a partial list:

- Interacts with the title company each time a townhome unit is bought or sold
- Prepares the checks for payments for all Association bills
- Assists the Board in locating and selecting vendors and contractors to maintain the property
- Interacts with vendors and contractors to ensure the maintenance of the property is followed
- Inspects the condition of the property twice per month to identify problems and violations
- Sends infraction letters to violators and prepares fines
- Maintains the bookkeeping and accounting of all Association funds
- Receives complaints and concerns by phone and email from homeowners
- Prepares collection letters and accounting statements for homeowners late on their dues
- Interacts with the Association's attorney regarding pending litigation and collections
- Advises the Board of Directors in all areas regarding management of the Association
- Conducts annual meeting and elections, including preparing the ballots and mailings
- Prepares and sends the Association's newsletters to keep homeowners informed

## Fall Tip

Your gutters are an important part in keeping your home in good working order. Did you know that clogged gutters can lead to everything from roof damage to a flooded basement? The gutters should be collecting the water from your roof and safely diverting it down and away from the house. Clogged gutters mean the water will not flow away from the house and will fall right next to your foundation. Heavy rains could then lead to water entering your basement. Even worse, this could pose a significant problem in freezing weather when the water freezes and you end up with heavy ice dams on your roof. The weight and leaking water can also cause significant roof damage.



Cleaning your gutters is as easy as getting a ladder and going up and pulling out all of the junk that has collected in there. A pair of gloves makes this job a little more enjoyable. If you live in an area surrounded by trees, you may have significant buildup in the fall as the leaves drop, so you might want to do this chore a few times. And don't neglect the downspouts. These can also get clogged and they are vital in moving the water away from the house. If you can't see if they are clogged you can take a small bucket of water up and dump it down the spout and see how fast the water flows out at the bottom. If it doesn't rush right out, there might be some blockage. You can try using a long pole or pipe of some sort to dislodge what's in there. If you can't reach it you might want to opt for replacing the downspout. The materials are fairly inexpensive and it's usually a simple job.



## Violations Update- July 1 – September 9



- Lawn Maintenance/Landscaping - 25
- Parking violations – 3
- Fences – 1      Weeds – 35
- Debris – 5      Trashcan – 6