

Saxony Homeowners Association, Inc.

SAXONY NEWS February 27, 2012

The transition to Dave Littler of Peak to Peak Property Management is going very well. Most of our financial accounts have been transferred, and the remaining accounts should be completed shortly. Saxony's business/vendor accounts have been updated, and our required agent change notifications have been filed with Arapahoe County, Secretary of State and DORA.

With our new management system some of our basic procedures will be changing. All Saxony residents (leased properties included as appropriate) will be asked to direct all communications, questions, concerns, problems, ARC requests and suggestions to Dave Littler, by calling 303-884-4912, or by email dlittler@peaktopeakmgt.com. Mr. Littler has the authority to handle and expedite all emergency and routine matters in the best and most efficient way possible. Non-emergency and non-routine discretionary matters will be logged in and addressed by the Board at the next scheduled meeting. All Board Meeting Minutes will be available on the Saxony web site. Our new web site will be up and running soon. An announcement will be made when it is completed. By instituting this change in protocol we will be maintaining one single source of communication even as the composition of the board changes over time.

Welcome to Saxony's newest homeowners at 9539! Ron Jagers will certainly be missed as one of our favorite residents. Amar and Vella Amarnath and their three children expect to move in around April 1st when remodeling projects at their home are completed. Whenever you are out and about please take time to introduce yourselves.

An **Open House** has been scheduled for **Sunday, March 11th** at the home of Al and Marion Brown (9595). Please stop by for a few minutes between 2 and 4 PM to meet Dave Littler.

Beginning in March the Board will be meeting regularly on the 3rd Tuesday of every month. These meetings will be held at 2:00 PM at Al Brown's house (9595). Email and bulletin board notice will be given 48 hours in advance confirming the date and time. All Saxony homeowners are entitled to attend these meetings and you are most welcome to do so, especially if you have something you would like to discuss with the Board.

Al has been in contact with the Arapahoe County Zoning Department concerning the unsightly condition of the Bramante fence facing Saxony's west side. The County will be addressing the matter and will update Al with the progress. The drainage easement owned by Huntington Pines HOA (30.4 feet wide) separates Saxony and Bramante. Saxony has an unrecorded Agreement with Huntington Pines to maintain and enjoy the use of the surface of the easement. This Agreement carries absolutely no responsibility to Saxony for the fence in any way.

Dave Littler recently got competitive bids for our landscaping services and the Ground Masters contract for 2012 was approved and signed. Bids will also be solicited to procure an updated Reserve Study for Saxony and should be completed during this calendar year.

We thank you for your patience and understanding while we are undergoing some changes here at Saxony. And we look forward to seeing you all at the Open House March 11th.

Your Saxony Board,
Al, Craig, and Maria

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