

Saxony Homeowners Association, Inc.

DECEMBER 2013 NEWSLETTER

This concludes another successful year for Saxony. We have maintained our budget for 2013 and are now busy planning the projects for 2014. Any funds left over from 2013 will be transferred to Reserves within a reasonable time. For the most part, that will consist of unused snow removal budget. One never knows what Mother Nature has in store. The Board finds it best to plan for adequate expenses in this category.

You may have noticed some brightly colored snow plow marker stakes throughout the neighborhood. This should lessen our chances of a repeat of last winter when the snow plow blade ripped up large sections of sod. Please leave these stakes in place so they can serve their purpose.

At the December Board meeting we reviewed the invoice from State Farm for insurance renewal. Without notice the premium increased by 16.9%. Both the Board and Dave were quite concerned about this increase; therefore we revisited our other options. As a result, we voted to change our insurance carrier to American Family. Our new broker specializes in HOA insurance needs and we feel we will get much better coverage and service at a comparable price to our previous policy prior to the increase.

You may have noticed (or heard!) the removal of a large locust tree on December 6th. We knew this tree was in trouble earlier in the year with a systemic disease, and there was nothing that could be done to save it. We always hate to lose trees, but this can happen. Due to crowding by other trees close by and the proximity to a myriad of power and service lines in that area, we will not be replacing this tree (adjacent to 9585, 9599, and 9595).

The Saxony landscaping is 20 years old and there are now many areas of overgrowth and crowding. The Board will be evaluating each circumstance as to whether a replacement will be required upon removal for any reason.

At the Annual Meeting there was a request by a resident about making the monthly board meetings more available to those who can't attend a mid-day meeting during the week. As a result the Board has established a new anticipated schedule for the 2014 monthly board meetings. Seven regular board meetings are planned to be on the 4th Wednesday of the month @ 2:00 PM; four meetings will be held at the end of each quarter (March, June, September and December) expected to be on the 4th Monday @ 6:00 PM; and the annual meeting will be held in November; the date depending on the availability of the community room at the Castlewood Library. Due to fluctuating schedules, the scheduled board meetings are subject to change.

C/O Peak to Peak Property Management, LLC.
PO Box 1808
Castle Rock, CO. 80104
303-884-4912

Saxony Homeowners Association, Inc.

If you are interested in attending a meeting it is strongly recommended that you contact a board member or Dave to confirm.

Several of the approved drainage modifications have already been completed, with the remaining work to be done as weather and crew availability permit throughout the winter. Thank you all for your patience if these work areas are near your home. Hopefully, Colorado will not see another rain storm like we experienced in September, but we have done our best to be prepared.

The next board meeting will be held @ 2:00 PM, January 29, 2014 at the home of Maria Diefenderfer.

The Saxony web page:

<http://www.peaktopeakmgt.com/pages/associations/saxony/index.html>

Best wishes for a happy and prosperous 2014!

Your Saxony Board,

Craig, Beryl and Maria

C/O Peak to Peak Property Management, LLC.
PO Box 1808
Castle Rock, CO. 80104
303-884-4912