

Saxony Homeowners Association, Inc.

SEPTEMBER 2023 NEWSLETTER

NOTICE – SAVE THE DATE

SAXONY ANNUAL MEETING

WEDNESDAY, NOVEMBER 15, 2023

CASTLEWOOD LIBRARY

6:00 P.M.

Welcome to Fall and the changing colors within the Saxony neighborhood.

Bloom Floralscapes is beginning to wrap up its 2023 landscaping contract. Tree trimming was done this past month and we realize there are a few places that were missed and those will be completed in the next weeks. Rock will be installed in coming weeks to fill some bare spots. Bloom will be retained as our snow removal contractor for the coming winter months. Their landscaping contract is coming up for renewal as well. We expect to get a bid from Bloom as well a number of competitors. Please be aware of the condition and working order of the sprinklers around your home and report any needed changes. This will help us get a jump on things for next year, save water and insure the best appearance of our landscaping.

The drainage project in the northwest corner of the neighborhood was completed. The Saxony neighborhood has had a history of drainage issues dating back to its inception. Some have suggested a comprehensive study of the problem, but please be aware, that a study alone (no solution), would cost in the tens of thousands of dollars. Historically, the HOA has taken the stance that it will consider the repair of significant surface water issues originating from other parts of the neighborhood. Over the years, every area of the neighborhood has had repairs to address major issues. As homeowners we are responsible for maintaining proper grade and soil compaction around our homes to limit the impact of water on our foundations. Please be vigilant in your awareness of downspouts, sprinklers and general soil conditions around your home. A small problem can become a larger one that not only impacts your home, but your neighbor's home as well.

Financially the HOA is on budget. Early summer rains have led to water savings and all other expense categories are at or near budgeted amounts. Community reserves are healthier than they have been in the past, but are still below industry standards. The HOA has not completed a reserve study in over 5 years. This study, if prepared by a third party, can cost many thousands of dollars. As opposed to spending this money, the board will use the past templates provided and make estimates for future expenditures. As the community continues to age, we will try to stay ahead of major repairs in order to avoid large assessments in the future.

C/O Peak to Peak Property Management, LLC.

PO Box 745219, Arvada, Co. 80006

303-884-4912

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

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A few additional notes:

Parking: overnight parking on the streets is permitted for up to 72 hours. Our streets are tight and many of our homes have little to no buffer from the street. Please be respectful to neighbors and avoid any long term street parking. Street parking, if needed, is available across Caley.

Security: Overall we have had little crime in our neighborhood and let's work together to keep it that way. Please watch over each other's property. If you do not know your neighbors, get to know them. Let them know when you are out of town. If you see an issue, please report it. It may be a garage door accidentally left open at night, a strange car or person circulating in community or just a stray pet, but if we work together, we will continue to have a safe community.

The next monthly Board meeting will be scheduled for Friday, October 13, at 3:30 pm at 9627 Arbor Place. As always, if you wish to attend, please check with Saxony manager, Dave Littler, to be notified in case there is a change in the schedule.

The annual meeting is scheduled for November 15 at 6:00 pm. It has been moved from Koebel Library to Castlewood Library at 6739 S. Uinta St., Centennial, CO 80112 (The silver cone library on Arapahoe Street) We hope the closer location will encourage more of you to attend.

We have received surveys from about 50% of neighborhood and appreciate all of your feedback. We encourage those of you that have not responded, to please give us your thoughts in the coming weeks. We are a small community and we should do everything we can to get to know our neighbors and support each other. All of you are essentially on the Board and we ask that you all participate in making our community the best it can be. Please remember the quote from Teddy Roosevelt: "Complaining about a problem without proposing a solution is called whining". Dennis Bierschback has been serving the neighborhood for 9 years. His term is up in November and he has indicated that it is time for someone else to take his place. Very big shoes to fill, but no doubt one of you will have fun trying. Please let us know if you are interested.

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

The HOA Board and the Community Manager, Dave Littler, have committed to better communication to the rest of you. If you feel that you are not being heard, you know where to find us.

Your Saxony Board,

Dennis, Sandy and Scott

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