

SEPTEMBER 2013 NEWSLETTER

The recent unprecedented storms have caused many problems for Colorado residents. Fortunately, Saxony was not in the area of extreme flooding. However, a few homeowners experienced water in their basements. The Board walked the property on four different dates to check on water flow and to identify issues that might cause water to pool. Many homes had not instituted basic flood prevention measures. We repositioned several splash blocks and replaced downspout extensions that had either blown off with the heavy water outflow, or were not correctly installed. We also noted that most of the sump pump discharge outlets were depositing water right back at the foundation. The water was most likely being recycled and pumped out over and over. Below are some suggestions that each homeowner should strongly consider to prevent future water damage.

- 1) Keep gutters in proper condition and have them cleaned spring and fall each year.
- 2) Ensure the correct placement of both downspouts and splash blocks.
- 3) Secure any extensions so they won't dislodge with heavy water flow.
- 4) DO NOT block or modify any established drainage area on the property.
- 5) Any sump pump discharge should be 5 feet from the foundation, extensions secured, directed to an established drainage area, and NOT to your neighbor's foundation.
- 6) Maintain your air conditioning condenser in a level position so that rain water isn't directed back to the foundation.
- 7) See that windows are sealed and that the vents on the roof are in the proper position and sealed.
- 8) Install plastic window well covers to keep water out of the window well and away from the foundation.
- 9) Consider purchasing flood insurance if your home is prone to flooding, or is in a low lying area.

We ask that the use of large plastic downspout extensions be limited. Not only are they unsightly, but they also tend to be unstable in heavy rains and may no longer be directed where intended. A preferred choice would be the rigid metal extensions matching the downspouts and painted the appropriate color. Please help keep our neighborhood aesthetically attractive while still being functional.

The Board and Management are evaluating common areas that may need to be modified, and are in the process of obtaining professional evaluations and bids. Please consult Dave if you have any questions about drainage or are considering

Saxony Homeowners Association, Inc.

any alteration to the grading on your property. An ARC Request would be required prior to beginning this type of work.

Weather permitting, PLM will begin our concrete replacement and repair project on or about October 9th. There will be a notice at the mail kiosk; please watch for updates and information. Only one driveway will be inaccessible during this time, and that homeowner has been notified. The repaired areas (mostly sealing cracks) should not need to be blocked off to cars. We ask that you please not move or drive around barricades or cones. In order to ensure that the concrete cures completely, people (large and small), pets and cars must stay off of the new concrete installations until the barriers are removed. PLM will not be using the fast cure formula concrete this time, so please allow the concrete time to fully cure. For those of you who contracted to have individual concrete installed, please submit an ARC Request form to Dave prior to commencing any project.

Also, in the next couple weeks Huntington Pines (to our north border) will be trimming the trees that overhang our property. We negotiated an agreement to pay a small portion of this expense because the tree branches were creating significant problems for our residents along that property line. Saxony residents should experience no disruption during this work.

The next Board Meeting will be held Wednesday, October 30th. This meeting is a budget workshop and will not be open to guests.

The Annual Meeting will be held November 20, 2013 at the Castlewood Library at 7:00 PM. Please plan to attend as owner participation and awareness are critical to the success of our HOA. Also, there will be issues that will require a vote, and your vote is important!

Our website:

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

Your Saxony Board,

Craig, Beryl, and Maria

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