

Saxony Homeowners Association, Inc.

SAXONY NEWS

May 2012

The time for the Tuesday, June 19 and July 17 **Board Meetings** has been changed to 10:00 AM, to be held at Al Brown's house (9595). We know daytime meetings are not always an option for all homeowners, so we anticipate some of our future meetings to be held in the evening to try to accommodate more schedules. You are always welcome to attend. Updated information and minutes can be found on the Saxony website.

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

Denver Water has declared **mandatory water restrictions** for this summer, so we will be limited to watering only three days a week. This will be a healthier plan for our landscaping overall. The anticipated Denver Water audit will also help us to make the most economical use of our water. We have delayed regular watering a little bit to try to get the roots of the grass to go down further into the soil. This will allow less water to be used, and will also prevent burning. Revive; a soil conditioner has already been put down. This product will help the water to be absorbed into the soil and used to the best advantage. The board is also considering an irrigation control system that considers rainfall, humidity, temperature, and sunlight to provide optimal irrigation usage.

With the arrival of warm weather, many turn their attention to **landscaping** so we want to take this opportunity to review both the historical and current approach to landscaping at Saxony. GroundMasters has been our major vendor for landscaping dating back many years. Earlier this year, when the Board and Management, renewed the GroundMasters contract, we actually compared their services and price with other vendors, but our final decision was to stay with GroundMasters. GroundMasters Landscape Services, Inc. has a 5-year master plan that has been in place a number of years already, and we are following the GroundMasters derived plan. The Master plan works in phases and is structured to go through the entire Saxony property in a pre-determined manner. The goal of the master plan is to be comprehensive, appropriate to the varieties of landscaping we have, perform work that is seasonally appropriate, and balance cost with urgency of landscaping needs. Management of service calls is also based on urgency, cost, and vendor schedules.

There are several varieties of trees that cannot prudently be trimmed this time of year. GroundMasters has substantially completed the first phase of spring tree trimming. The balance of this phase will be completed after dormancy in the fall. Removal of dead branches from many trees will be scheduled for this year as we continue on the master five-year plan. As you can well imagine, trimming trees is very expensive, and that cost will exponentially increase as our trees continue to mature. Due to the large number of trees planted at the time of development, and the 18 year growth factor, not all dead trees/shrubs/sod will be replaced automatically. The Board, Management and an arborist's opinion will be taken into consideration for trees or shrubs as necessary.

C/O Peak to Peak Property Management, LLC.

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FYI, GroundMasters will also be replacing the dead sod areas that were put down last summer (with less than stellar results). The installation is under warranty, so they will not be charging us for the areas replaced. It's a long list, so please be patient.

Research on the process, problems and procedures of a **Reserve Study** is continuing for the board members. Bids will go out on that project in the near future. The results will help us redistribute our funds and plan for the future in a constructive manner. Our prior studies have contained items that were not HOA responsibility, and some irregular projections, so we have some adjusting to do.

As a reminder, before beginning a project for any improvements, modifications, or refurbishing around the exterior of your home, a completed **Architectural Review Request** form needs to be submitted. Please contact Dave Litter to obtain a form to begin the approval process. Unapproved projects can be subject to a fine, or removal at the owner's expense. It is important for the HOA to keep a consistent design and quality throughout Saxony to maintain our marketability, and to create the pleasant surrounding our residents have come to expect.

Your Saxony Board,

Al, Craig and Maria

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