

**OCTOBER 2013 NEWSLETTER**

**REMINDER:**

**ANNUAL MEETING Wednesday Nov.20, 2013 7:00 PM**

Castlewood Library Paul Manion Meeting Room, 6739 S. Uinta Street, Centennial 80112. Please plan to attend as owner participation and awareness are critical to the success of our HOA.

The concrete and repair project was finished on schedule. The final cost was a little higher than expected because additional fill dirt was required, and it was also discovered that the original concrete was installed with insufficient rebar. There has been considerable ground settling over the past 20 years, and as a result, the concrete cracked necessitating replacement. This is not uncommon throughout the community.

Aeration has been completed and the irrigation system has been shut down for the winter. Even though we were not required to maintain the water usage requirements from Denver Water through the entire watering season, Saxony finished the year under the specified usage budget. The new irrigation installation and reduction of turf helped us meet this goal. It is clear that fall has arrived and our beautiful big trees have suddenly lost their foliage. The leaf cleanup is expected to be completed this week.

The Board strongly recommends that any extensions or replacement of downspouts be metal and painted to match the existing downspouts. An ARC Request is necessary for any modifications. Big plastic "stick on" extensions have taken over Saxony. They are definitely not attractive, and can actually create problems in heavy rain runoff in addition to causing problems and delays for the landscaping crew.

Maria and Beryl attended a community meeting with several Arapahoe County representatives concerning the three medians on Caley that are in such poor condition. These medians were originally installed through the SouthTech Metropolitan District. Caley from Dayton to Boston happens to be a small section of roadway belonging to Arapahoe County. All of the surrounding roadways (and medians) are located within Greenwood Village. When the District was dissolved in 2005 the County was granted just under \$84,000 to maintain the medians. In reality, this amounted to weed whacking a couple times a year upon request. With the help of the surrounding HOA's and Julie Huun of Cherry Creek Neighborhoods Association, we finally got the County to acknowledge those funds and meet with us to discuss a redesign plan and future maintenance responsibilities. At the October

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## Saxony Homeowners Association, Inc.

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24<sup>th</sup> meeting the County presented six different improvement options. Arapahoe County representatives admitted that the current state of the medians is below County standards and agreed to develop a detailed minimum capital cost, low maintenance plan. The County should have a final plan ready for us to review in the next couple months. We can maybe look forward to more attractive medians sometime in the spring.

At the October 30<sup>th</sup> Board Meeting a new policy pertaining to HB 13-1276 was signed. This is a modification of our current Collections Policy and is required by State Statute for all HOA's in Colorado. It will take effect January 1, 2014 and will be available on our website. The Board and our legal counsel have also been working on a specific clarification amendment to our Declarations. That issue will be discussed fully at the Annual Meeting.

The next regular Board Meeting will be Wednesday, December 18<sup>th</sup>, 2:00 PM at the home of Craig Holland.

Our website:

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

Your Saxony Board,

Craig, Beryl, and Maria

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