

Saxony Homeowners Association, Inc.

OCTOBER 2016 NEWSLETTER

Fall has officially begun. The trees in Saxony are changing color and dropping leaves.

Some tree trimming may be completed yet this year. Other trees are scheduled for pruning in early Spring. Sprinkler issues continued to surface this month and were addressed by GroundMasters. The sprinkler system has been blown out and shut down.

The alternative proposal and bid to repair and paint the stucco wall along Dayton was approved. After extensive discussions with Davey Tree and the contractor, SPSC, regarding the tree roots from the large ash trees and their impact on the wall, it was decided that patching and painting was more appropriate than replacing the wall at this time. Chopping the roots that are pushing up from the underside of the wall would have an adverse effect on the health of the trees. Discussions were had about cutting out portions of the wall to allow for tree root space. However, when the contractor attempted to do so, it was determined that at least the lower 4 to 5 feet of the wall is poured concrete. Cutting into the concrete could risk the overall stability of the wall. It is not known yet if any reinforcement materials were used in the construction. Therefore, SPSC will simply patch and paint the entire east wall. The goal is to complete this work this Fall.

Following a second round of discussions with Elina Gilbert, the Association's attorney, and some additional revisions, the Board has approved the governing document revisions. A full set of the proposed By-Laws, Articles of Incorporation and Common Interest Community Declaration of Saxony will soon be emailed to each owner. These drafts contain some explanatory notes from the attorney that will not be included in the final version. For comparison the current documents can be found at the Peak-to-Peak website below. Please review the documents and contact Dave Littler with any questions or comments you may have. Elina Gilbert will attend the Annual Meeting to answer any further questions or concerns. Following that discussion, the final documents, incorporating any further revisions, will be mailed to all owners, with instructions for a formal vote on approval of the documents. Your participation in this process is greatly appreciated.

Annual Meeting

Monday, November 14th, at 6:30 p.m. Sign-in sheets will be available at 6:15 p.m.
Koelbel Library, Meeting Room B
5955 S. Holly Street (southwest corner of Holly & Orchard)

Official notice of the meeting will be sent in the mail. Please plan to attend. If you are unable to do so, it is important that you submit a proxy to a Board member or another record owner in Saxony, so that Association business can be conducted.

Due to schedule constraints, Board members will not be able to visit all homeowners this year prior to the Annual Meeting. If you have some concerns or questions for the Board, please contact a Board member or Dave Littler and a visit will be scheduled. You are always welcome to attend a Board meeting.

The next Board meeting date will be set following the Annual Meeting.

C/O Peak to Peak Property Management, LLC.

PO Box 1808

Castle Rock, CO. 80104

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

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Your Saxony Board,

Dennis, Jose and Barb

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