

Saxony Homeowners Association, Inc.

DECEMBER 2016 NEWSLETTER

It's the holiday season in Saxony and snow on the ground affirms it. There was enough snow that SMS plowed on December 17.

Some contracted fall tree trimming (not the holiday kind) has been completed. Some others may be done yet this month. More will be scheduled in the Spring. The Board is exploring different contractors for this work.

SPSC, the stucco wall contractor, has completed patching and painting the entire east wall. The Board has noted some areas of concern. An inspection will be scheduled with SPSC and possibly some touch-up work will need to be done.

The Board recently posted two required notices at the mail kiosk board. They have been removed without permission. Please leave any official notices at the kiosk. The Board will remove them promptly when their information is outdated.

Because the **Annual Meeting** on November 14, 2016, failed to produce a quorum, several issues had to be addressed by other means:

1. **Budget.** A Budget Ratification meeting was officially called for December 6, 2016. Saxony's current Common Interest Community Declaration (Sec. 15.4) provides that at a budget meeting, with proper notice given, "unless at that meeting a majority of all Unit Owners rejects the budget, the budget is ratified, whether or not a quorum is present". Six unit owners attended and all voted for the budget approved by the Board. No votes to reject were received; therefore the budget is ratified. Please note that this budget provides for an increase of \$15.00 in the monthly assessment beginning January 1, 2017.

2. **Approval of 2015 Annual Minutes and Election of one Director.** You will shortly receive a mail-in ballot to accomplish these two things. The Minutes will be attached and a ballot for the election. Barbara Chamberlain has agreed to stand for election. Other nominations and write-in votes may be submitted on the ballot.

3. **Parking straw poll.** At the request of unit owners at the Annual Meeting, the Board emailed a straw poll regarding some change to the parking rules contained in the Declaration. By the deadline, 19 households had replied. Fifteen voted to retain the current rules; four voted against. Therefore, the parking provisions will remain as initially established and will be incorporated into the proposed new Declaration.

4. **Governing documents.** After the first of the year, you will receive the final Board-approved versions of the governing documents: By-Laws, Articles of Incorporation and Declaration. You will be asked to mail in (envelope included) your vote to approve the amended documents.

Please respond promptly to each request by the stated deadline. Your attention to these matters will be greatly appreciated.

C/O Peak to Peak Property Management, LLC.

PO Box 1808

Castle Rock, CO. 80104

303-884-4912

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

Saxony Homeowners Association, Inc.

Board Meetings:

The next three Board meetings will be:

Tuesday, January 17, 2017 at 6:00 pm – Dennis Bierschbach's house (9691)

Monday, February 13, 2017 at 1:00 pm – Barb Chamberlain's house (9677)

Monday, March 13, 2017 at 1:00 p.m. - Jose Vallejo's house (9637)

The Board will schedule meetings out one month at each Board meeting (for a total of three on the calendar) and the next meeting date will be announced in the newsletter. If you wish to attend any meeting, please check with Saxony manager, Dave Littler, or a Board member, in case there is a change in the schedule.

Best wishes for a happy holiday season.

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

Your Saxony Board,

Dennis, Jose and Barb

C/O Peak to Peak Property Management, LLC.

PO Box 1808

Castle Rock, CO. 80104

303-884-4912

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