

# Saxony Homeowners Association, Inc.

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## FEBRUARY 2017 NEWSLETTER

It's a rather quiet season around Saxony. We alternate between winter and spring conditions, but it's much too early for landscape work.

However, the Board met this month with the GroundMasters representative to discuss details regarding snow removal as well as expectations and requirements for the coming landscape season. A landscape inspection walk-through is scheduled in April. A complete irrigation inspection will be scheduled sometime in early May. The Board will generate a list of sprinkler concerns prior to that meeting.

A meeting is scheduled with a contractor to obtain a second bid for tree-trimming in 2017.

Saxony manager, Dave Littler, will contact CPS, the painting contractor, to begin the process for scheduling the trim painting planned for 2017. The Board discussed what requirements might have changed for several houses. CPS will also be asked to bid on the remaining stucco wall work on the Caley side of Saxony.

The Board has been researching the status of the drainage easement on the west side of Saxony. For the major portion of the open space, Huntington Pines is the owner of record. Saxony has an easement over the property with a requirement to maintain the landscape; however, Saxony is not authorized to change anything, such as grade, plantings, decoration of the walls, etc.

Following up on the "rats" issue, Sandy Robbins has contacted an exterminator and is working to schedule treatment for several households. If you need to be included, please contact Dave Littler at 303-884-4912.

Update on **Annual Meeting** issues:

1. **Approval of 2015 Annual Minutes and Election of one Director.** Thanks to the homeowners who voted on these issues. A quorum was reached; the Minutes were approved and Barbara Chamberlain was elected Director unanimously.
2. **Governing documents.** You will soon 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. If you have any questions or concerns about the process or any of the amended documents, please contact Dave Littler or a Board member.

**Please respond promptly to this request by the stated deadline. Your attention to this matter 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>

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Another friendly reminder about parking: Under Saxony rules, guest parking is limited to 72 hours duration. No parking is allowed in the street, except for very short-term emergency parking. Thank you for your cooperation.

### **Board Meeting:**

The next Board meeting will be Monday, March 13, 2017 at 1:00 pm at Jose Vallejo's house (9637). If you wish to attend, please check with Saxony manager, Dave Littler, or a Board member, in case there is a change in the schedule.

<http://www.peaktopeakmgt.com/pages/associations/saxony/index/h>Your Saxony Board,

Dennis, Jose and Barb

C/O Peak to Peak Property Management, LLC.

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