

Saxony Homeowners Association, Inc.

FEBRUARY 2015 NEWSLETTER

Colorado broke a 103 year old record for snowfall in February. Our snow removal crews have been working hard (often during the bitterly cold, dark night) to keep our streets, driveways, and sidewalks clear. The abundant snowfall has provided Saxony with some much needed moisture for our landscaping, but it has also caused Davey Tree to put the remainder of the winter tree trimming project on hold until the weather improves.

The Board was unable to provide advance notice for the tree trimming which began last week, as Dave was not notified until the evening prior. But Saxony took advantage of a substantial discount for beginning the tree trimming project before the end of February. We hope this did not cause inconvenience to any of our residents, and we can look forward to the winter tree trimming being completed soon.

At long last, the Caley medians are looking great. Some irrigation installation remains to be finished in the spring, but overall the project has been completed. This was a long drawn out undertaking for Saxony and the neighboring HOAs in negotiations with Arapahoe County, and the Board would like to recognize Maria for her tireless work on this project on behalf of Saxony for over 2 years. The County has now made good use of the \$84,000 designated for those three medians, which was granted to the County in 2005, when the SouthTech Metropolitan District was dissolved.

The Board has approved a bid for painting the exterior doors, garage doors, and related trim on nine homes. These homes were previously ranked in order of appearance following a comprehensive community-wide inspection, and those first nine homeowners have been notified. All necessary repairs to areas designated for painting must be completed by the individual homeowners prior to painting. Saxony is on the spring work schedule with the vendor, and a start date will be confirmed and announced to those homeowners when available. We expect the painting to begin in mid- to late-April, or early May, depending on the weather. Importantly, if you have been notified that your home has been selected for trim/door painting this spring, please submit an ARC Request and make all necessary repairs promptly, and work with Dave on any individual issues. This year 9 homes, or 1/3 of the community, will receive the exterior door and related trim painting, ranked by those most in need. The remaining 2/3 of the homes will be scheduled for the same painting over the next two years (1/3 of the homes each year). After this trim/door painting cycle is completed, a planned timeline for the painting of gutters, downspouts and fascia for Saxony will be developed and implemented, in similar fashion, along with continuing the rotation schedule for repeating the exterior doors and related trim painting.

C/O Peak to Peak Property Management, LLC.
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At the February meeting the Board spent an extended amount of time reviewing projects and needs for Saxony this coming year. We approved three bids for treatment of tree pest control, and also approved the GroundMasters' bid and flowerbed plan for annuals. In accordance with our new agreement with GroundMasters, Dave will walk the property with our GM representative each month to assess the condition of the landscaping, irrigation adjustments, and other needs. Issues of concrete, common element stucco wall repairs, and general neighborhood tidiness and compliance will continue to be addressed by the Board.

Numerous ARC Requests are still coming in relating to storm damage repairs. Please submit an ARC Request for all work to be done on the exterior of your home. This includes any painting, windows (glass only or total replacement) and repairs made to your roof or deck. Management is required to keep detailed records for each home, and it appears that some work may have been completed without an ARC Request. If you did not submit an ARC Request beforehand, please contact Dave to fill out an ARC Request for any work that has been completed. Thank you in advance for your cooperation in this endeavor to keep Saxony attractive and harmonious in appearance. If repairs are still needed on your home following last year's hailstorm, please submit an ARC Request and address those repairs as soon as possible.

As a reminder, all resident communications should be directed to Dave Littler, preferably via email at dlittler@peaktopeakmgt.com. This will help us keep all questions and requests on record and properly addressed in a timely manner.

The next Board Meeting will be held Tuesday, March 24th, at 4:30 PM at the home of Maria Diefenderfer (9617). If you wish to attend, please check with Dave or a Board member, as meetings are always subject to change.

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

Your Saxony Board,

Sean, Dennis, and Maria

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