

Saxony Homeowners Association, Inc.

JULY 2015 NEWSLETTER

At the June Meeting, the Board addressed a number of issues. The primary concerns relate to the landscaping, concrete repair, and stucco wall upgrading.

In mid-June the Board, and Saxony Manager Dave Littler, did a walk-through of the entire property with a representative of GroundMasters (GM). All dead and damaged plantings were noted and discussed. GM prepared a house-by-house list of plants that should be removed. The Board has considered the list and the costs involved, and has sent some suggested revisions to GM. The Board will distribute the final list to all homeowners, with the request to contact Dave Littler with any objections to the removal of specific plants. After the deadline for questions and objections, the Board expects to sign a contract with GM and schedule the removals as soon as possible. The contract calls for cutting off dead shrubs and junipers at ground level. GM will rake rock to cover the remaining trunks of removed plants, in addition to repairing or repositioning metal edging, raking existing rock to cover exposed fabric, bare spots and irrigation lines, wherever needed. The Board and GM will NOT excavate roots and trunks or replace the removed plants. The Association budget will cover the removals, but cannot pay for replacements. If a homeowner wishes to contract for any further removals or replacements, please remember to submit an ARC Request for approval of the work well in advance.

GM was in the neighborhood on Monday, June 29, and Tuesday, June 30, for annual pruning of the living shrubs. They will also rake out dead portions of the junipers that are showing signs of life, in hopes that these plants can be saved.

Andreos Construction also met with the Board at the walk-through. Andreos submitted a bid for repair of the most pressing concrete issues. The Board approved a contract to remove and replace two larger sections, one at each end of the neighborhood, as well as five smaller repairs and/or crack sealing. This work will be paid from the Association's Reserves. Andreos did the excellent concrete repair work at the entrance last year.

Palace Construction has submitted a bid for repair of the stucco exterior wall. Because of the size of the bid, Dave Littler will meet with Palace's representative to get further details on the bid and a breakdown of the costs to determine if the work can be done in phases to spread the cost over several years. Some work may be scheduled this summer.

The Board discussed the need for amendment of the Association's governing documents. This is necessary because of the age of the original documents, the changing needs of the community, and new Colorado statutory requirements. It is expected that this will be done over the next year. This will be a collaborative process with all interested homeowners.

C/O Peak to Peak Property Management, LLC.
PO Box 1808
Castle Rock, CO. 80104
303-884-4912

Saxony Homeowners Association, Inc.

Other recent accomplishments include: Touch-up painting has been done on the stucco by the entrance sign. The light on the sign at the Caley/Dayton corner has also been replaced. The same type of light will soon replace the two lights at the entrance to Saxony.

The **Saxony Summer Social** will be held on Saturday, August 1st, from 2 – 4 p.m. in Bierschbach's driveway (9691). The gathering is sponsored by the Board members and does not involve the use of any HOA funds. The Board members will provide water, soft drinks, beer and wine. Homeowners and all residents are invited to bring the whole family, plus a favorite appetizer, snack, or dessert to share. In the event of rain we will gather in the garage.

The next Board meeting will be held Monday, July 20th, at 6:00 PM at the home of Sean McCurdy (9565). If you wish to attend, please check with Dave or a Board member, as meetings are subject to change.

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

Your Saxony Board,

Sean, Dennis and Barb

C/O Peak to Peak Property Management, LLC.
PO Box 1808
Castle Rock, CO. 80104
303-884-4912