

JACKSON CREEK FILING #5 HOMEOWNERS ASSOCIATION, INC.

Spring 2014

WELCOME ALL NEW OWNERS & RESIDENTS

SAVE THE DATE

In the Moo - March 14th

Want to get out of the house, grab your wallet, grab your kids, come by and join your neighbors for frozen yogurt 7-8:30 pm. Location: In the Moo, 491 W. Highway 105, Monument, CO.

Community Garage Sale - May 30 and 31st

A summer neighborhood-wide garage sale is scheduled for May 30th and 31st, from 8 a.m. until mid-afternoon. Signs will be made to market the garage sale and we will work to take advantage of free posting sites for additional exposure. Consider having a garage sale as you clean out your attic, basement or garage this Spring.

Dumpsters - June 6th—8th

A trash dumpster will be provided on the street next to the park on Paiute Circle beginning Friday, June 6th, through Sunday, June 8th. We hope you will take advantage of the opportunity to discard items that might be difficult to fit into your trashcan. All discarded items must be placed inside the dumpster. Anything that is above the level of the sides or has to be picked up off the ground cost the association extra. The dumpsters can not be filled with: electronics, any liquids, anything hazardous, tires, or anything that contains Freon (air conditioners, freezers & refrigerators).

Community Picnic - July 12th 11:00am to 1:00pm - Join us in the park on Paiute Circle. Lunch begins at 11:15am. The Board is providing hot dogs, brats, buns, and drinks, and we'll have a bounce house for the kids. More details will be posted on the Academy view website.

Ice Cream/ Back to School Night - August 15th Join us in front of 716 Chesapeake Avenue. Ice cream will be provided. You bring your bowl and spoon, or a cone, along with your favorite topping to share. Plan to enjoy a fun-filled evening together.

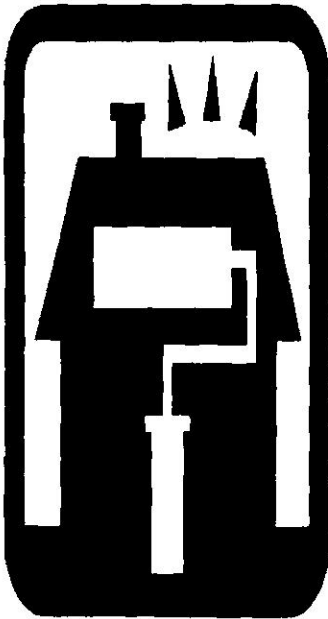
Annual Meeting - December 6th, 11:00am to 12:30pm - Please plan to join us again for the 2014 Academy View HOA Holiday Lunch and Annual Meeting. The potluck lunch will begin around 11:15 am followed by the meeting at 12:00 pm. More details to come.

As with all community events volunteers are greatly needed, and welcomed. Our events depend on individuals who are willing to give their time. Please let us know how you'd like to help. Even small gestures really add up!!!

GENERAL INFORMATION

- **Rules and Regulations and Policies:** A few changes have been made to update the Design Guidelines (now called Rules and Regulations) and Policies. Please go onto the website to get the most current copy.
- **CCR's:** Your covenants can be found at El Paso County at reception number 204168887.
- **Modifications:** In order to add anything to the outside of your home you need to submit an application to the board asking for approval before doing so. Please go onto the website to get an application and information on where to send it.
- **Dues:** Dues are payable on the first day of every month. A \$15.00 late fee will be added on the 10th day of the month.





PAINTING

SPECIAL NOTE ABOUT PAINTING – in light of continuing to keep this community brilliant and beautiful, we are recommending that homeowners begin making plans to paint the exterior of their homes this year as needed (this may not be necessary for some of the newer homes). It is almost unbelievable, but Academy View has been in existence for over 9 years!! With that age, comes the reality of aging homes. Most in the Colorado painting industry place a time frame of 5-7 years for the life of a well-applied paint job. As with any home, it is important to refresh paint as it becomes faded, or as trim and siding begin to show wear. While this can be costly...the payoff for beautiful and fresh home exteriors is both brightened spirits and preserved home values in the neighborhood. As a homeowner in this great community, we hope you'll understand this request. Please visit the Architectural Review section on www.academyviewhoa.com for the improvement application. You will need to resubmit paint colors for approval. Keep in mind, this is a friendly reminder and the association may begin issuing notices for houses needing paint in the coming year. Thank you once again for making this neighborhood great!

A message from the Board of Directors - Jackson Creek Filing #5 HOA

Attention Renters: Welcome to the Neighborhood

If you rent a home in our community, you're part of our community association, and we welcome you. We'd like to meet you at our community events, meetings, and social gatherings.

Sometimes we can't reach you to announce a meeting, especially if you're leasing from an out-of-state owner or a corporation. Be sure to inform your landlord that you would like to be informed of community events. In case your landlord hasn't passed along this information, here are a few tips to make living in our community enjoyable and stress free:

- All residents—owners and renters—must comply with association rules and regulations. They're reasonable rules to protect property values, preserve the nature of our community, and make life more enjoyable for everyone. If you need a copy of our rules, please contact the manager or a board member. The association has the legal authority to enforce all rules, which we do—equitably and consistently. We don't like to take action against those who may not have received this important information, but it's our obligation to do so.
- Renters are entitled to all the privileges of association membership except voting.
- You don't have to own your home to be interested in your community. If you'd like to volunteer for a committee or other type of service to the association, we can't wait to meet you. Responsible, service-minded residents are the backbone of our association regardless of their ownership status.

So, welcome to our community. We want you to enjoy your experience here—perhaps enough to become an owner some day.

WELCOME

LET IT SNOW

Just a few reminders:

- Residents are responsible for removal of ice and snow on their sidewalks, porches and driveways
- Remove the hose off your house to prevent frozen pipes
- Do not turn your thermostat below 67 degrees

JACKSON CREEK FILING #5
HOMEOWNERS ASSOCIATION,
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BOARD MEMBERS:

President: Michele Lashley

Vice President/Treasurer: Steve Scherrer

Secretary: Julie Pearson

Member at Large: Dale Hicks

Member at Large: Vacant

MEETINGS:

Board meetings : TBA— please check website