

# JACKSON CREEK FILING #5 HOMEOWNERS ASSOCIATION, INC.

Spring 2021

WELCOME ALL NEW OWNERS & RESIDENTS

## PREBLE'S MEADOW JUMPING MOUSE AREA

At last year's annual meeting there was a discussion about the lack of maintenance to the area to the west of Jackson Creek. It's the area that the Preble's Meadow Jumping Mouse was found between Jackson Creek Filing #5 and Jackson Creek Parkway. It was reported that Kristie had tried to find the owner of the land and so did several residents.

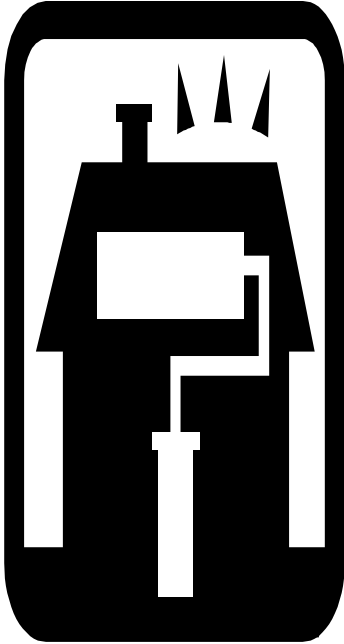
It was owned by the original home builder of the neighborhood. It is still unclear at this time who is the owner of the land. Tri View nor the Town of Monument have any ownership in the land.

However, the Town of Monument is going to clean up some of the items on the land. Last month, the Town of Monument did a walk-through of the property. They have compiled a list of priorities and plan to do the work this winter while the protected mice are dormant. The list includes fixing the retention pond, removing dead trees and breaking up/burying the cement construction pipes that were left behind. Don't be alarmed when you see workers out there over the next couple months!



## 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. It is almost unbelievable, but Academy View has been in existence for over 15 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](http://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



## Board Members:

**President:** Michelle Lashley

**Vice President:** Shirley Bresciani

**Treasurer:** Steve Scherrer

**Secretary:** Tanya Bingham

**Member at Large:** Matt Harris

## Meetings:

*Board meetings : TBA– please check website*

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