

JACKSON CREEK FILING #5 HOMEOWNERS ASSOCIATION, INC.

Fall 2018

HELLO ACADEMY VIEW NEIGHBORS

See You Later, Summer!

It's that time of year—you've exchanged your swimsuit for sweaters and scarves just in time to roll up your sleeves and prepare your home for cooler weather. As we watch summer fade into the sunset, consider adding the following items to your winterization checklist, and ensure your home is in tip-top shape for the fall and winter seasons.

Every home should be equipped with carbon monoxide and smoke detectors. Here are a few tips: Install carbon monoxide and smoke detectors in sleeping areas and on every level of your home and away from air vents. Interconnected smoke alarms are best, because if one sounds, they all sound. Test smoke alarms monthly, and change alkaline batteries at least once a year. Use a familiar date, such as your birthday or when you change your clocks, as a reminder.

Update your window treatments. Summer's venetian blinds and sheer curtain panels won't keep the frigid air from creeping in on a cold night. Consider switching to a denser curtain fabric for the winter months to keep your home feeling cozy and keep heating bills low.

Schedule appliance check-ups. Your HVAC system, air ducts and hot water heater should be checked by a licensed professional to ensure all elements are in good shape for the change in weather—especially if any appliances worked overtime during summer months.

Don't forget the attic. Check for leaks in the roof, possible cracks in attic windows and insufficient insulation. With the help of a licensed professional or advice from your local home improvement store staff, you can shield your attic from harsh weather.

Replace weather stripping. Doors and windows need extra help to hold heat inside your home. Inspect all door and window perimeters for cracks or tears in your current weather stripping. You also can add a second layer of protection with temporary weather stripping applied overtop your existing seals.

Deep clean and declutter. Thoroughly clean your home's nooks and crannies inside and out. Ensure electrical cords, outlets and air vents are dust- and clutter-free; tidy up garages and storage areas; and clear any debris from your home's exterior, especially around vents and drains.

Now that the kids have gone back to school it's important to slow down while driving in the neighborhood. Let's keep all of our children safe.



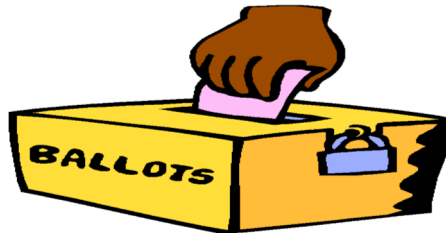
PROXY/BALLOT: LET YOUR VOICE BE HEARD

We've got an election coming up, and even if you're unable to attend the membership meeting and election, you can still vote by proxy or send in a ballot.

A proxy is the written authorization that allows one person to appoint another (the proxy holder) to vote on his or her behalf. State law and the association's governing documents specify that the association can use proxy voting or mail in ballot. A mail in ballot can also be used but you give up your right to a secret ballot.

Why would you use a proxy or mail in ballot? Maybe you're traveling during the election or have other obligations that prevent you from attending the meeting, but you still want your voice to be heard.

If you're interested in using a proxy or the mail in ballot, please watch for the annual meeting notice form. Cite the name and address of the individual you're appointing to cast your vote or submit your vote directly. Then list your name, address and telephone number, and sign and date the form. Getting enough homeowners to send in the proxy/ballot or attend the meeting is always challenging so please participate in your annual meeting.



Peach Cobbler Recipe

Ingredients:

4 cups peaches, 2.5 cups sugar, 1.5 sticks of butter, 1t cinnamon, 1/2 cup orange juice, and 1 TBS cornstarch.

Step 1:

Soak peaches in sugar over night. Add everything to a pot and bring to boil and cook slowly for 30 minutes. Combine orange juice and cornstarch then add to peach mixture.

Step 2:

Pour over your favorite crust and bake at 375 until the crust is done (about 15/20 minutes). I like to use a 13"x18" sheet pan, I then take strips about 3/4" thick and lattice them on top.

SAVE THE DATES

Annual Meeting- December 1st 11:30 am to 12:30 pm

Please plan to join us again for the 2018 Academy View HOA Holiday Lunch and Annual Meeting. The catered lunch will begin around 11:30 am followed by the meeting at 12:00 pm. More details to come.



REMINDER:

RECREATION VEHICLES MAY BE PARKED IN FRONT OF YOUR HOME FOR THE PURPOSES OF LOADING OR UNLOADING FOR A PERIOD OF 24 HOURS PRIOR TO/ AFTER VEHICLE USE. IF GUESTS WILL BE STAYING MORE THAN 24 HOURS, NOT TO EXCEED ONE WEEK, THE BOARD MUST BE MADE AWARE PRIOR TO THE VISIT.

ALL CONTAINERS USED FOR STORING WASTE SHALL BE SCREENED FROM PUBLIC VIEW. GARBAGE SHALL BE PUT OUT AT THE CURB (NOT IN THE STREET) NO SOONER THAN THE NIGHT BEFORE THE SERVICE DAY AND RETURNED TO ITS STORED LOCATION WITHIN 24 HOURS OF SERVICE. GARBAGE MUST BE STORED IN A DURABLE CONTAINER WITH A LID TO PREVENT TRASH FROM BLOWING ONTO THE ADJACENT PROPERTIES.

JACKSON CREEK FILING #5
HOMEOWNERS ASSOCIATION,
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**BALANCED BOOKKEEPING &
COMMUNITY ASSOCIATION
MANAGEMENT
COMMUNITY MANAGER:
KRISTIE MCKITTERICK**

P.O. Box 25696
COLORADO SPRINGS, CO 80936

Board Members:

President:

Michelle Lashley

Vice President:

Shirley Bresciani

Treasurer:

Steve Scherrer

Secretary:

Tanya Bingham

Member at Large:

Matthew Harris

Articles of Corporation:

Recorded: 10-05-04

Bylaws: 10-05-04; Not Recorded

CCR'S

Recorded 10-07-04

El Paso County # 204168887

Jackson Creek HOA #5
PO Box 26195
Colorado Springs, CO 80936

Address Service Requested