

JACKSON CREEK FILING #5 HOMEOWNERS ASSOCIATION

Fall 2019

Important Reminders

- HOA Annual Meeting and Luncheon is December 7, 2019. If you are unable to attend, please send in your proxy.
- Sign up for email blasts by emailing bbcam2@aol.com

9 Beautiful Fall Color Drives in Colorado

- Aspen
- Rocky Mountain National Park
- The Million Dollar Highway through the San Juans
- Peak to Peak National Scenic Byway
- Kebler Pass
- Golden Gate Canyon State Park
- Telluride
- Steamboat Springs
- La Veta Pass

GOODBYE 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, 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.
- Prepare and practice a fire escape route with everyone in your home, including children.

The Homeowner's Role In an HOA

- **Read and comply with the community's governing documents.** You should have received a package of documents well before you closed on your home. If you didn't, check the association's website or ask the manager where to find them. Make sure you understand what's included in them, particularly the rules about your home's exterior maintenance, architectural guidelines and the standards of your property.
- **Provide current contact information to association the manager.** Make sure they know how to reach you in case of an emergency and ask them to notify you of association meetings and other important events. If you rent out your home, it is a requirement to provide contact information and lease terms for your tenants also for use in an emergency.
- **Maintain your property according to established standards.** The community's appearance can add value to all the homes within it—including yours—so it's important to keep landscaping neatly groomed and your home's exterior well-maintained. Failure to regularly maintain your property leads to compliance notices.
- **Treat association leaders honestly and respectfully.** Board members are homeowners—just like you—who have volunteered to give their time and energy freely to govern the community. While you should share your concerns about the community with them, please do so in a way that's constructive, informative and helpful.
- **Attend board meetings and vote in community elections.** Board meetings are open to all who wish to sit in and keep up with issues under discussion. The association is a democracy, and your input can affect important issues.
- **Pay association assessments and other obligations on time.** Your regular assessments pay for the association's expenses like trash removal. If you don't pay on time, the burden for paying your portion falls on your neighbors. Remember to contact the manager right away if you're having problems to discuss options.

Trash Reminders

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.



Let It Snow, Let It Snow, Let It Snow

Just a few reminders:

- Residents are responsible for removal of snow and ice on their sidewalks, porches, and driveways.
- Remove the hose off your house to prevent frozen pipes.
- Do not park on the streets during snow storms.
- Tri-View is responsible for plowing the streets, not the HOA. For more information on how Tri-View handles snow plowing, which includes which streets will be plowed and the way they handle the different depths of snow, visit their website at:

<https://triviewmetro.com/districtPolicies>



Local Events in October

Sept 25- Nov 3: Anderson Farms Fall Festival (Erie)

Sept 20- Oct 31: Long Neck Pumpkin Farm (East Colorado Springs)

Oct 5: Rock Ledge Ranch Harvest Festival (Garden of the Gods)

Oct 5: Fall Festival at Diana's Pumpkin Patch (Canon City)

Oct 5: Reynolds Ranch Harvest Festival (Northgate)

Oct 12-27: Miner's Pumpkin Patch (Northgate Weekends Only)

Oct 18-31 Boo at the Zoo (Cheyenne Mountain Zoo)

Oct 21-25: Glow at the Gardens (Denver Botanic Gardens)

Oct 25 & 26: Ghost Tours of Old Manitou Walking Tours (Manitou Springs)

Oct 26: Emma Crawford Coffin Races (Manitou Springs)

Oct 27: Trick or Treating in the Park (Acacia Park)

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**BALANCED BOOKKEEPING &
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COMMUNITY MANAGER:
KRISTIE MCKITTERICK**

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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 # 5 HOA
PO Box 26195
Colorado Springs, CO 80936

Address Service Requested