

JACKSON CREEK FILING #5 HOMEOWNERS ASSOCIATION, INC.

Spring 2023

WELCOME ALL NEW OWNERS & RESIDENTS

WATERING IN COLORADO'S FRONT RANGE

The combination of high elevation and a semi-arid climate makes Jackson Creek particularly vulnerable to climate change. Climate models predict that over the next 100 years, the weather will become warmer and even more arid, with more extreme droughts. In 2022 a few homeowners stopped watering at the first of September. The lawns turned brown while their neighbors continued watering and we received complaints on those homes with the brown lawns. The Jackson Creek Area has been on water restrictions for numerous years but homeowners are still able to keep their lawns looking well.

With the continued water restrictions and climate changes, xeriscaping is always an option. Residents will need to put in an ARC application before you do any work on the project. Residents can change their homes from grass to a beautiful low water design. There are numerous homes in the Jackson Creek filing #5 area that already have done that. Jackson Creek does have one home that has artificial turf in the backyard. This has been an area that the board is willing to look into based on the visual impact. If you would like to add artificial turf to your home please allow time for the ARC and board to look into this new and upcoming idea.

This season, please water as the season gets going and water all the way until the season ends to keep Jackson Creek Filing #5 homes attractive and the home values up. As always please remove weeds from your lawn and rocked areas.



SAVE THE DATE

Community Garage Sale - June 16th and 17th

A summer neighborhood-wide garage sale is scheduled for June 16th and 17th from 8 am until mid-afternoon.

Annual Meeting - December 2nd, 10:00 am to 11:00am

Please plan to join us again for the 2023 Academy View HOA annual meeting.



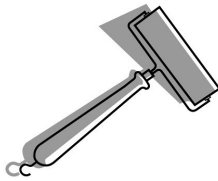
GENERAL INFORMATION

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 18 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 has 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!



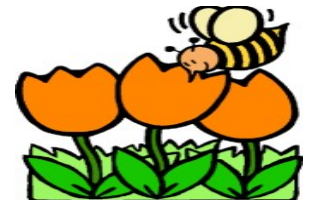
SPRING CLEAN UP LIST

We all want our properties to feel like home, don't we? You know the feeling, it hits you as soon as you see your front door. A big contributor to that homey feeling is maintaining good curb appeal. It helps more than your home, too. Curb appeal helps keep our neighborhood looking inviting and it is an important way to improve your home's appreciation in value. Show pride in your home and make it sparkle this spring! Here's a simple checklist to keep your home and neighborhood actually feeling like home:

- Inspect your siding and add a new coat of paint to protect your siding from permanent damage.
- Start interviewing contractors in April for painting and landscaping projects
- Submit all requests to the ARC for painting and outdoor projects in advance of commencing with your project **ARC has up to 30 days to give approval.
- Schedule a spring aeration for your lawn.
- Prune overgrown trees and shrubs to give a more manicured appearance to your yard.
- Check your pine trees for beetle infestation. Lodgepole, Ponderosa and Austrian Pines are susceptible to this infestation.
- Spray Ash trees for ash borer, including the new strain that has now invaded our area.
- Check your short needle pine trees for the tussock moth. See next page article.
- Keep your lawn mowed weekly and clean up your grass clippings.
- Rake up pine needles to prevent damage to your turf.
- Regularly check and cleanup your landscaping for weeds, especially those pesky dandelions.



Spring



A Couple Of Things To Consider When Going Out Of Town...

With summer quickly approaching, it soon will be vacation time! If you go on vacation or will be away from your home for an extended period of time, please make certain that your newspapers are picked up, all doors and windows are closed and locked securely. This will protect your home and keep it from looking like someone is not home.

In addition, is never a bad idea to leave your emergency contact information with a trusted neighbor, and also ask them to keep an eye on your home while your gone. Most of all enjoy your vacation!



For your convenience, Balanced Bookkeeping & CAM will provide the following methods of payment:

ACH: We will now offer ACH payments where we draft from your checking account on the 3rd of every month. There are no fees for ACH.

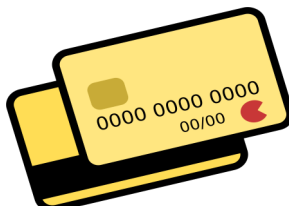
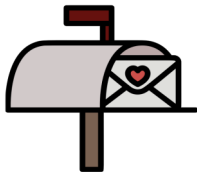
Online Payments: You will be able to make online payments using either e-check or credit cards. To make your payments, please go to our direct payment website at

<https://bbcaml.cincwebaxis.com/jc5>

There is a 2.9% convenience fee for credit/ debit card payments, but there is no fee for e-check payments.

Lockbox Service: As a reminder the new address to mail your check to or send a bill payment through your bank is:

Jackson Creek # 5 HOA
c/o Balanced Bookkeeping & CAM
 PO Box 17323
 Denver, CO 80217



JACKSON CREEK FILING #5
 HOMEOWNERS ASSOCIATION,
ACADEMYVIEWHOA.COM

P.O. Box 26422
 Colorado Springs, CO 80936

BALANCED BOOKEEPING & COMMUNITY
 ASSOCIATION MANAGEMENT
 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:
Bryan Gray

Meetings:

Board meetings : TBA- please check website

Jackson Creek Filing #5
P.O. Box 26195
Colorado Springs, CO 80918

Address Service Requested