



Carlson Community Connection

ANNUAL HOMEOWNER MEETING

Thursday, November 17, 2016 | 7:00pm | Johnstown Community Center
Located at 101 Charlotte Street. Northeast corner of Parish Ave & Charlotte St.

Join us to discuss the 2017 Budget, A&R Declaration (Covenant Update) and more.

Come Join the Board

The Board currently has two openings. If you have time to help serve the community you live in, we would love to talk to you. Your level of involvement can vary, and the Board meets once a month.

Are you a Veteran? Then maybe you would be interested in helping with the flags. Are you retired, do you have an interest in the pool? Are you interested in the upkeep of our community? Then you would be a great candidate for the Board. We would love help planting flowers to add more color to the neighborhood, we dream of holding activities for all of the neighborhood children on Halloween, Easter and other times throughout the year. We need to start educating and grooming our future Board members. This is your community and you have the opportunity to support it. Please consider joining the Board as we do have members who have served their community beyond what is reasonable.

Contact Chris Richards, HOA President at 402-990-7921 or email Tiffany Villavicencio, HOA Board Member at tv.cfhoa@gmail.com. Your neighborhood needs you!

Be a Good Neighbor

With winter almost upon us, it is a good idea to check on your neighbors. If you see that their drive or walk has not been shoveled or you know they may need help during a heavy snow storm, offer your assistance.

If you don't know your neighbors, make an effort to get to know them! Introduce yourself the next time you see them outside.

Be a good neighbor. You never know when you may need help yourself.

**NO ACT OF
KINDNESS,
however small,
IS EVER
WASTED.**

Aesop

Carlson Farms HOA is on Facebook

Be sure to “Like” our Facebook page for the most current updates on the neighborhood.

Under “Like,” you can choose to turn Notifications on. This is a great way to be notified when something is posted on the page.

Do you have something you would like to share on the Facebook page? Please message the page with your request and your contact information if you would like to be contacted. This page offers a great way to interact and share with our neighborhood.



Help Protect our Greenbelt

Please do not operate snowmobiles or ATVs on our greenbelt. With the onset of winter and snow around the corner, we need to protect our greenbelt. A lot of your money goes into trying to keep the greenbelt nice for all residents. These vehicles rip out grass, which in the winter is very susceptible to damage, and they damage sprinkler heads. All of which are very costly to us, the homeowners to repair. If you see someone running motorized vehicles on the greenbelt please call Poudre Property Services. You do not need to identify yourself, just let us know it is occurring.

According to Sergeant Sanchez, police officers will issue a citation to anyone operating a vehicle on HOA property or public streets and sidewalks.

We continue to work hard to keep our HOA greenbelt for the enjoyment of all the homeowners.

Lawn Care Before Winter

Want a great looking lawn next year? Now is the time to apply winter fertilizer and deep water your yard and trees before the first hard frost occurs. Contract with a tree company to have your evergreens sprayed to help them retain moisture through the winter.



Snow Removal Reminder from the Town of Johnstown

Please remember to shovel your sidewalk, including adjacent sidewalks if you are a corner house, within 24-hours after the snow has stopped falling.

“It shall be the duty of all persons within the corporate limits if the Town to keep the sidewalks in front of and adjacent to the tenements and grounds occupied by them clear of snow and ice, and after any fall of snow such persons shall remove the same from such sidewalks within twenty-four (24) hours after the termination of each such snowfall. “Municipal Code Section 11-43 (c)”



Johnstown Police Substation Coming to 2534 Development in Johnstown

Johnstown Police Department will now have a presence in the 2534 development in Johnstown with a new police substation that will exist in the lease space at the east end of the Liberty Firearms Institute facility.

According to Johnstown Police Chief Brian Phillips, the use of the new substation will allow Johnstown police to respond to any call in Johnstown in fewer than four minutes on average.
< <http://www.townofjohnstown.com/>>

Senior Lunch Bunch

Are there seniors who would like to get together for lunch at a place to be chosen once a month? If so, this would be a great way for seniors to meet each other, share interests and enjoy each other's company over lunch. If you are interested, please contact Shirley Conn at 970-587-2977.

A message from Chris Richards, HOA President

I recently went to the Town Council Meeting to discuss with them the odor in our drinking water and what measures were in place to correct it.

Their response: There was an earlier than expected algae bloom and the town did not have the charcoal filtering system on. They were aware of the problem and were trying to correct it.

I plan to attend future Council Meetings to follow up on this issue.

- Chris Richards

We would like to thank the following vendors that help maintain and improve Carlson Farms:

Mr. Fix It Service Inc.

If you break it, he will come.
Eric Davidson | 720-338-8326

Escape Landscapes

Full Service
Tim | 302 S. Pauline Ave., Milliken, CO 80534
970-587-0699 | Escapelandscapes@msn.com

Walker Landscaping INC.

Landscape Construction, Irrigation & Lawn
Maintenance Services
Aaron Walker, President | 970-484-1414

Heimbuck Disposal

Open top roll-off containers & storage containers
Front load containers also available
Tim Heimbuck, Owner
P.O. Box 270310 Fort Collins, CO 80527-0310
Phone 970-472-1823 | Mobile 970-566-1295

Creative Construction

Dennis Sytsma | 970-667-2309

Connect with your Carlson Farms HOA

HOA Property Management:

Poudre Property Services | 706 S. College Ave, Fort Collins, CO 80524 | 970-224-9204
Sandra Oldenburg | soldenburg@poudreproperty.com | www.poudreproperty.com

HOA President: Chris Richards, 402-990-7921 | Board Members: Scott Kenyon & Tiffany Villavicencio

