



Monarch Estates Newsletter

MONARCH ESTATES NEWSLETTER APRIL 2017

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Welcome to our community newsletter. We want to welcome those who have moved into our community recently and invite you to learn more about your HOA. Do you want to know what is happening in your HOA? Here are a few highlights:

Helpful Reminders

Please be advised of any town regulations, such as watering restrictions and visit the Firestone website at www.ci.firestone.co.us

Did you know the HOA has a Facebook page? Check us out at: www.facebook.com/comonarchestates

The management company has a website at www.poudreproperty.com. There you will find minutes, ARC forms, Policy and Procedures, Declarations and Bylaws. This information is helpful to know about the HOA and if you need documents for selling or refinancing.

April 13, 2017 Board Meeting Highlights

There were 14 homeowners in attendance for the open forum discussion at the April 13, 2017 Board meeting. Chris Dageenaki with Custom Lawns attended the meeting to provide recommendations to help save on water. He suggested new controllers with built in water savings features to help reduce water. The current rain sensors are not operating correctly and some valves are watering native areas that should be capped. The Board agreed to get bids for controllers for water savings.

A homeowner stated that the complaints mentioned at the last board meeting about dog droppings on front yards maybe from foxes or coyotes. Homeowners reported that the vacant home on Autumn back yard is very dry and may be a fire hazard. The Board stated that home has been vacant for a year and the collection attorney has not been able to locate the owners. The Board requested Management to contact the town for assistance.

A homeowner mentioned the poll on Facebook regarding the best choice for the time for Board meeting so that more homeowners can attend. The Board will monitor the poll results and look for another meeting place as the library closes at 8 pm. One owner mentioned having the meeting in a cul-de-sac in the summer and another to start the board meetings at 6:30 p.m. instead of 6:00 pm.

A homeowner is concerned with the new development at Lexington because their Final Development Plan shows Monarch's Estates park with sidewalks connecting from their HOA into Monarch Estates. The greenbelt is owned by the town, however the HOA is required to water the lawn, keep the lawn clean and well maintained as well as sidewalks. The Board requested Management to contact the city planner to inquire about their plan and intentions.

A homeowner inquired about the recent mention of dissolving the HOA. The Board agreed that they would not pursue dissolving the HOA after review from legal counsel and that it would take 67% of the owners to vote for exception.

The Board thanked the homeowners for their input and support of the HOA.

Monarch Estates Butterflies Social Committee

The purpose of the committee is to bring harmonious community spirit and fun to the HOA. The Board approved a \$500 expenditure for the year for the social committee. They will pass out invite cards with the next social event on June 3rd and information to help the owners get connected on the Monarch Estates Facebook page. A garage sale and BBQ in the community

is in the planning stages for June 3rd. The committee presented a sample welcome gift basket to be given to new homeowners. The Board was pleased with the gift basket items and basket.

The Board thanked the committee members; Mary Anne Hubble, Cynthia Gilmore, Robin Byrne and Janelle Lende for volunteering their time to help better the community.

Educational Classes

Board member Ray Gilmore attended a seminar for Board Member training at the offices of Hindman-Sanchez in Fort Collins. There will be additional classes and board members will attend.

Communication

If you would like to receive email blasts regarding the HOA and are not on the group email list; please send your email address to the Community Manager, Becky Stewart at bstewart@poudreproperty.com. She can be reached at 970.224.9204. Please understand that it is always best for any homeowner with questions to contact the Community Manager and attend board meetings so that the business of the HOA is addressed with the Board of Directors. We have tried for many years to discuss the future needs of the HOA at the annual membership meetings and of 140 homeowners only 20 will attend. We hope for more participation this November so that we can conduct the annual meeting.

Reminders

Living in Monarch Estates offers many advantages as well as imposing some restrictions. The advantages, however, outweigh the restrictions. One of the primary functions of these restrictions is to ensure that your property value remains at the highest level possible and that the visual appearance of the community meets your high standards as a homeowner.

Please do not leave Basketball Hoops in the street . Please be reminded to put your trash can out of screen view the evening of trash pickup day. Please keep your landscape free of weeds and mowed once the warm weather brings lush grass. Storing boats, RV or campers is not permitted. Please send an ARC application if you plan to made modification to the exterior of your home.

Please pick up after your dogs in the park and all around community. Remember to use the bags at the dog stations when you are out for a walk with your pet. Your governing documents are on the website at www.poudreproperty.com.

Plan to Paint ?

If you plan to paint your home, please send the Architectural application that can be found on the website at www.poudreproperty.com

Next Board Meeting

We are a community and our wish is that we continue to build relationships as neighbors and friends. We encourage you to participate in the process of governance by coming to our meetings and making your voice heard.

The next HOA Board Meeting is May 9th at 6:30 p.m. at the library at 7 Park Firestone , CO . The first ½ hour is Open Forum for the homeowners to ask questions of the Board of Directors !!

Please find your HOA magnet enclosed so you have the HOA contact information handy☺ If you have any newsletter suggestions please send them to bstewart@poudreproperty.com . If you see a broken sprinkler; please report it so we can save on water costs.

