



# Monarch Estates Newsletter

MONARCH ESTATES MARCH 2017

IN THIS ISSUE

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. 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](http://www.ci.firestone.co.us)

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

The management company has a website at [www.poudreproperty.com](http://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.

## **Next Door**

Next Door is a private social network to help keep neighboring communities aware of what's going on in their neighborhood - whether it's finding a last-minute babysitter, learning about an upcoming block party, or hearing about a rash of car break-ins. The social network is not meant to be the source of communication regarding the business of the homeowner's association. Recently a post regarding how homeowners could dissolve the HOA was mentioned and many discussions followed. It came to the Board of Directors attention as one of the board members had joined NextDoor. The Board would have rather have had an open discussion with the homeowners so that correct information would be presented. Not all the Board members or management follow Next Door so how could they properly research the information?

## **March 14, 2017 Board Meeting Highlights**

There were 13 homeowners in attendance for the open forum discussion at the March 14<sup>th</sup> board meeting. Meeting notice signs were posted, an email blast was sent and posting on Facebook and Next Door with the meeting date, time and location for the board meeting. Due to the postings on NextDoor, the Board of Directors requested a legal opinion from the law offices of HidmanSanchez regarding dissolving an HOA. For a community to be exempt from Colorado Common Interest Ownership Act; 67% of the owners would need to vote for exception with the guidance of an attorney at their rates. There would be no dues assessments for the HOA and volunteers would have to take on the landscape of the common areas. There would be no architectural process. Property values could decrease without covenant enforcement. The bills won't get paid, no common area well be maintained, none of the association obligations will be met, and there are bound to be ramifications. Terminating the covenants and dissolving the corporate entity is not an easy, fast, or inexpensive process. Governmental approvals may also be necessary. The common elements would need to find another entity willing to take ownership and responsibilities for the common areas and typically governmental entities are unwilling to do this since it is just more expense and liability. If anyone tries to sell or refinance and the bank or lender seeks information, there will be no response, and that will likely adversely affect the sale or refinance. An attorney would need to be paid to help settle any debts, dispose of assets debts, dispose of assets belonging to the HOA, and file the necessary documentation with the Secretary of State.

The Board had requested representatives from the Town of Firestone to attend the board meeting to discuss what the town would enforce if there were no HOA. Town Trustee John Damsma, Community Service Officer Michelle Powers, and Communications Liaison Nick Toberman attended.

Nick Toberman stated that the Final Development Plan legally binds the HOA to maintain common area elements. Tax liens could be imposed if the requirements are not met. The town owns the greenbelt on Monarch, however the HOA must water the green belt. The town would not send letters to homeowners for dead grass but would for tall weeds. They would send letters for abandoned vehicles if parked in street but not driveways. They would not send letters to paint a home or change a purple colored home. The town would not remove snow from sidewalks.

The Board approved the January 21, 2017 meeting minutes and the January 31, 2017 financials. There were owners in favor of allowing chickens and those opposed. The covenants prohibit chickens and the covenants would need to be amended with a 67% vote. No decision was made to vote on approving chickens. Repairs to be made to the common area fence. Rock was added to outlot C to help improve appearance and help detour trespassers driving on the outlot.

The homeowners were all in favor of looking into water savings costs of \$30,000 a year to water the greenbelt. The homeowners were all in favor of more communication and social events. The Board approved the Monarch Estates Butterfly Social Committee to help welcome new homeowners and plan for social events to bring harmony and fun to the community. MaryAnn Hubble, Cynthia Gilmore and Robin Byrne volunteered to serve on the committee.

### Communications

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](mailto: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 be reminded to put your trash can out of screen view the evening of trash pick up 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](http://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.

Upcoming HOA Board Meetings are April 13<sup>TH</sup> and May 9th at 6:00 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 !!

In the next newsletter we will be sending magnets with contact information for you to have handy ☺ If you have any newsletter suggestions please send them to [bstewart@poudreproperty.com](mailto:bstewart@poudreproperty.com) .





