

Enchantment Ridge Newsletter

December 2017

HAPPY HOLIDAYS!!

Developer Transition: I have been notified by the developer that he will be done with most of the items discussed by the end of this year. He has been presented with the concerns from the Homeowners and specific addresses that need to be addressed. He will not be performing any warranty work that is past 1 year that hasn't been identified to him prior to the warranty date lapsing. There are still items on the list that he stated he would look at. He also stated that he will hold the transition meeting in the Spring when all the homes in the newest Cottages area will be completed. He would let me know specifically what the timeframe will be once we get closer to Spring. I am working on obtaining landscaping bids since they no longer will be performing any of these services starting in the Spring. I need a few of the individuals who have expressed interest in serving on the Board review the bids so that we have a contractor in place in the Spring. Please contact Sandra at PPS directly if you would like to review the contracts.



Covenant Reminders: Homeowners need to remember that trailers, recreational vehicles, etc are not permitted to be stored within the association. If you need to bring your trailer, boat etc to load and unload please contact PPS and let them know when it will be within the association for the allotted 72 hours in a month's time. This means that you can only bring it out one time within a month for a max of 72 hours one time. You cannot break up the time within the month. They must be stored from view or stored out of the association during the rest of the month. Homeowners also need to get approval for any exterior changes to their lots prior to commencement of any work. It is important to have these changes reviewed by the architect to insure consistency within the HOA. If the changes are not submitted prior to commencement of work, the HOA can force the individuals to remove or change the alterations at their costs. Please submit your plans to Poudre Property Services via fax 224-0242, email soldenburg@poudreproperty.com or mail it to our offices. Commercial Vehicles are also not permitted to be stored within the HOA at any time.



Trash Cans: The covenants state that all trash cans must be screened from view. They must be stored behind a fence or within the garage. We are seeing more and more trash cans left out and in view. Trash containers can be out on the day of trash pick up. Trash cans cannot be stored behind shrubs or trees. They must be fully screened from view.

Poudre Property Services wishes everyone a Merry Christmas and Happy New Year!!!