

# Enchantment Ridge Newsletter

April 2017



**Covenant Reminders:** Homeowners need to remember that trailers, recreational vehicles, etc are not permitted to be stored within the association. They must be stored from view or stored out of the association at all times. 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 hrs in a month's time. **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.** We have seen an increase in sheds and pergolas that have not been approved. 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](mailto:soldenburg@poudreproperty.com) or mail it to our offices. During the growing season homeowners need to remember that they are responsible to maintain their lots and lawns. All homeowners must keep their lots clean of weeds and debris and properly manicured throughout the growing season. Homeowners who have also lived within the association for longer than one year and have not completed their landscaping; will be sent to the attorneys for non-compliance.



**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 are allowed to be out on the day of trash pick up. We are seeing an increase number of homeowners placing your trash containers out the afternoon prior to trash day. The trash cans are also overflowing which is causing an increase amount of trash being blown around the neighborhood when it is windy.

**Painting:** There are numerous homes within the HOA that are in need of painting due to fading and exposed wood. Homeowners will be required to submit their paint colors for approval, even if you are planning on painting the same color. The HOA will also require that homeowners paint a 24 inches by 24 inches swatch of the color on the home at the same time you submit for approval. This will help the committee get a better idea of how the color will look on the home.



**Pets:** Just a friendly reminder, all dogs need to be leashed and picked up after at all times. This is regulated by City of Loveland code, not just the association. We encourage homeowners to contact management or City of Loveland if you see violators within the association. The HOA has looked into the cost of placing trash cans throughout the neighborhood for homeowners to place their dog waste after it is picked up instead of just dropping them along the path for the HOA to pick up. There is a significant increase in maintenance costs for routinely emptying these trash cans as they tend to constantly overflow with other trash. Homeowner need to be held responsible for cleaning up after their pet and placing the bags in their own trash containers.

**HOA Information:** A date has not been set yet for the HOA turnover to the Homeowners. We have received 4 Homeowners who are interested in serving on the Board once the turnover has occurred. The required steps to turn over the HOA was given to the developer by PPS in October. Once a date has been sent homeowners will receive notice of the scheduled turnover meeting where a new Board will be elected. We appreciate your patience and understanding.

## Management Company Contact Information:

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