



Education Corner

The HOA is required annually to provide education for the homeowners. This year the Board has chosen to educate homeowners on the importance of maintaining their properties. In order to sustain property values these repairs are necessary.

Article 8, Section 8.6 of the covenants state: Maintenance of Units and Improvements. ***Owners of Units shall keep or cause to be kept all Residence, fences, and other structures and all landscaping located on their Units in good repair.*** Rubbish, refuse, garbage, and other solid, semi-solid, and liquid waste shall be kept within sealed containers, shall not be allowed to accumulate on any Unit, and shall be disposed of in a sanitary manner. No Unit shall be used or maintained as a dumping ground for such materials. All containers shall be kept in a neat, clean, and sanitary condition and shall be stored inside a garage or other approved structure. No trash, letter, or junk shall be permitted to remain exposed upon any Unit and visible from adjacent streets or other Units.

The Board would like you to take a look at your homes and verify what repairs may be needed such as painting, fencing, and landscaping. Poudre Property Services will be performing a detailed walk this Spring to identify homes that are in need of these maintenance items. A letter will be sent to each verified home. It is important for homeowners to remember the covenant violation policy the HOA has in place. The process of covenant violation enforcement is written notice of the initial violation. If the violation is not cured in a specified timeframe then a second notice of violation is sent. The second notice includes an opportunity for a hearing with the Board of Directors. If the owner does not request a hearing within a specified timeframe, they waive their rights to any future hearings concerning the violation. The third notice will include fines. The fines that are levied will commence at \$25, and double up to \$200. These fines will continue to be assessed until violation is cured. If there is no compliance at this point, the matter is turned over to the attorneys. The covenant enforcement policy is available online at www.poudreproperty.com. All your association documents and information are available for your viewing.

It is the goal of the Rolling Hills Ranch Master Association to preserve the value of the properties of the Association. Your cooperation is necessary to attain this goal.

