



Monarch Estates Spring 2019 Newsletter

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 our community recently and invite you to learn more about your HOA.

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. The community manager is Becky Stewart at bstewart@poudreproperty.com. She can be reached at 970.224.9204, ext. 111.

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 pick up after your dogs and not leave dog excrement on the street, sidewalk or grass. We have station in the park area.
- The trash containers should be kept in garage or behind fence and not stored in view.
- An architectural request form must be submitted for any modification to the exterior. This includes gates, patio covers, concrete, awnings, paint etc. The guidelines and application can be found on the website at poudreproperty.com.
- Landscape must be mowed, fertilized and adequately watered to keep the community beautiful.
- Remember safety of children in the community when you drive through and do not speed.
- Parking -Article 10 Section 10.7.2 – Except as may otherwise be set forth in the rules and regulations adopted by the Board of Directors in its discretion from time to time, commercial vehicles, vehicles with commercial writing on their exteriors, vehicles primarily used or designed for commercial purposes, tractors, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft, recreational vehicles, golf carts and boat trailers, shall be parked only in enclosed garages or specific areas, if any, which may be designated by the Board of Directors from time to time. This restriction, however, shall not restrict trucks or commercial vehicles which are necessary for construction or for the maintenance of any portion of the Community or any Improvements located thereon, nor shall restriction prohibit vehicles that may be otherwise parked as a temporary expedient for loading, delivery or emergency. Stored vehicles and vehicles which are inoperable or do not have current operation licenses shall not be permitted in the Community except within enclosed garages. For purposes of this Section, a vehicle shall be considered “stored” if it is up on blocks or covered with a tarpaulin and remains on blocks or so covered for seventy-two (72) consecutive hours without the prior approval of the Board of Directors.
- Please be advised there have been several vehicle break-ins. Be alert !

Social Committee: Thanks to Cynthia Gilmore for chairing the Social Committee and providing Welcome Baskets to the new homeowners.

What is a Homeowners Association?

A Homeowners Association (HOA) is a group of owners bound together by ownership in a specific area. When your project was built, governing documents were filed that “run with the land.” These documents outline your method of government and specific obligations and privileges of ownership.

How is the Association Business Managed? Each year in November the Association has an annual meeting during which the Board of Director members are elected. The Board of Directors conduct periodic meetings throughout the year to manage the HOA affairs. The Board of Directors has hired Poudre Property Services, a managing agent, to assist with the day-to-day activities of the Association. approval.

Board of Directors: President Ray Gilmore, Vice President Pau Hubble, Treasurer David Whelan, Secretary Janelle Lende, and Member at Large Crystal Bugno. The Board of Directors are volunteers who devote their personal time to the help the community. They are currently working on saving on water costs, working with the town for park upgrades, reviewing bids for lighting and more.

What are the Managing Agent’s duties? Poudre Property Services has been contracted by the Park Meadows to perform the following tasks: keep current owner files, collect assessments, pay authorized bills, keep bookkeeping records, prepare monthly financial statements, prepare bid specifications for common area services, supervise contractors, aide with budget preparation, prepare board packets, attend meetings and keep corporate records. In general, the managing agent is responsible for carrying out the directives of the Board.

The Annual Garage Sales for 2019 will be on May 18th and August 10th at 8:00 am.

Yard of the Month: We hope to have a committee who will provide winners for the Yard of the Month and the winner would have a sign posted in the yard for 1st, 2nd and 3rd place winners. We just need a few volunteers to help judge and give out the signs to the winners. Let Becky know if you can help on a new committee.

Communication: For all HOA matters please contact the Community Manager Becky Stewart at 970.224.0204 or email bstewart@poudreproperty.com. We want to advise all homeowners that Next Door is social network to help neighbors be good neighbors with finding a babysitter, or announce a social event, find a lost pet are some the topics. These networks are not meant to be the source of communication for HOA business matters. Monarch Estates is a fun community and Facebook keeps neighbors connected and informed as neighbors. The community manager can help with payments, suggestions or the registering of a complaint.

Payments: The dues are \$45.00 per month. We do not mail statements each month to save on printing and postage costs. If you want to know where the \$45.00 of your dues is applied just check out the website and find the HOA 2019 Budget. If you have questions, please call Becky.

Next Board Meeting: The next board meeting is May 14th at 7 Park Ave, Firestone at the library meeting room at 6:00 p.m. It is a pleasure to meet with homeowners during the open forum. The first fifteen minutes our is designated to provide the homeowners time to ask questions or provide input. The Board meeting will follow. We value your input and support.

