



## **The Highlands at Stonegate North** **Newsletter**

June 2011

**Greetings from the Highlands at Stonegate COA Board of Directors and Management! Please take a few minutes to read the latest updates about your community!**

### **Z & R PROPERTY MANAGEMENT**

As our property manager, Z & R implements all of the Board's decisions and handles architectural submissions and Covenant enforcement. Homeowners should contact Z & R at (866) 628-5594 with any Association questions. If a homeowner has a problem, comment, or suggestion, this should be submitted to Z & R in writing for proper follow-up and Board review. The address for correspondence is 6015 Lehman Drive, Suite 205, Colorado Springs, CO 80918. Emails can be sent to [Kerry@zandrmgmt.com](mailto:Kerry@zandrmgmt.com) and faxes can be sent to (719) 594-0473.

### **PAINTING CONTINUES...**

We'll be continuing the ongoing process of painting the building exteriors this summer. Last year the Amison neighborhood was completed, and this year 6 buildings and 4 garage buildings (trim only) in the Pearl Circle neighborhood will be done. We hope to complete the Pearl phase next year and then on to Ashbury. Those specific residents in the buildings to be painted will be contacted directly by mail and flyer as to specific dates.

### **COMMUNITY POOL**

The warm weather is finally upon us, which means the community pool is OPEN! The code for the gates is 5314. Please do not give this code to anyone who is not a resident of your community. Two propane grills are available to use at the pool but you must bring your own propane container and remove it when you are done. The pool rules are posted on both gates so please help to keep your pool a safe and welcoming place by observing them and encouraging others to do so as well.

Every summer, we have some degree of vandalism and unauthorized use of the pool. Private security has been considered, but it is very expensive and of course personnel cannot be on site 24-7. If you witness any vandalism or trespassing please contact the Douglas County Sheriff Department and your Property Manager.

### **WE'RE NOT BLIND, WE SEE YOUR BLINDS**

Your window coverings make a distinct impact on how the buildings look in general. A quick tour around the property will reveal many sets of white blinds that either are in disrepair or have been sun-yellowed and weathered. Please make arrangements to replace them if needed right away to avoid receiving a reminder notice.

## **UNATTENDED DOGS**

**Please remember that leaving your dog unattended on your patio or balcony to bark at passersby is a serious nuisance and a violation of your Rules and Regulations. Please...don't...do...that.**

## **DON'T LET IT ALL HANG OUT**

With this warm weather, it's tempting to hang your blankets or rugs over your balcony railings to dry or air out. This is also a violation. Yeah, I know it's kind of nitpicky, but uniformity in this regard helps keep the property looking tidy. None of those clothes lines strung between buildings like in New York City either....

## **LANDSCAPING**

Your Board of Directors and Property manager will soon be meeting with the landscapers to do the annual tour for landscaping projects. We'll be looking for dead or declining bushes and trees to replace, hardscape areas to refurbish, and of course the ever-present dog-damaged sod to address. Each year there are a few more grass areas that we have no choice but to convert to rocks because the sod is killed year after year by dog urine, and we just can't keep replacing it. Please try to walk your dogs to the larger turf areas instead of allowing the damage to concentrate.

## **BALCONY SCREENING**

Requests have been made to allow for the addition of some type of screening to balcony enclosures for the safety of small pets, children, etc. Your Board of Directors has reviewed this situation and has decided to allow mesh screening of the type used in window screens and storm doors. This addition will require HOA approval, so please contact your Property Manager with any requests and an approval letter will be issued to you for your records. Please note that any type of "chicken wire" will not be approved. If you currently have a chicken wire type of screening, please make arrangements to replace it with an approved product.

**Doggy Doo:** Dog feces left in the Common Area is **WORSE THAN EVER!** I'm sure many of you are aware of this! It is a Rules violation to leave your dog's feces on the grounds, and even to allow your dog to be out off-leash. This is a difficult violation to prosecute, since the culprit needs to be caught in the act, so PLEASE if you witness a pet violation, contact your Property Manager immediately so we can enforce this Rule. The Board is committed to keeping the grounds looking good, and has contracted to have some areas cleaned even though it's not in the budget, the cost of which comes out of all of your pockets, **WHETHER YOU OWN A DOG OR NOT**. Please help us police this worsening situation! Please be advised that in 2009, the Board enacted an amendment to the Rules and Regulations which considerably beefed up the

penalty for these infractions. Please remember that all complaints must be in writing (email is fine) and your identity will remain confidential.

**Satellite Dishes and Cable TV:** Please remember that you need written approval to have either of these services installed in your unit. The request is easy, just contact your Property Manager in writing and an approval letter will be sent to you, explaining the approved installation locations and methods. Remember, if we see a dish mounted in an unapproved place, you will be compelled to move it at your own cost. Your money goes to maintaining the exterior of the buildings, and improper installation practices compromise the structures.

**HOA Website:** Please take a look at the Association's website. It has the full Governing Documents (Covenants, Rules & Regulations, etc.), contact information for the Management Company, HOA Finances, Board meeting notices, Meeting Minutes and more, all available for free download. Please help the community and yourself by being aware of the Rules & Regs, and if you are an owner who rents out your unit, you can direct your tenants to the website so they don't get you in trouble with violations. [www.highlandsatstonegatenorth.com](http://www.highlandsatstonegatenorth.com)

**Association Covenant Violations:** If you witness a violation, please report it to Z & R by documenting what you see in writing, signing the letter and mailing it to Z&R Property Management. Faxes or emails are also perfectly acceptable. **Anonymous complaints cannot be acted upon, please include your name and address in any complaints, it will not be divulged.** We must send two notices and hold a Hearing before assessing fines, so your first complaint is not a fire-and-forget. Please follow up with the Manager if the infraction continues after your initial complaint.

**Dumpster Etiquette:** PLEASE make sure your trash actually goes in the DUMPSTER, and not just in the enclosure. The HOA (which means YOU) has to pay extra to have all the trash picked up that does not make it into the dumpster itself. The off target trash also has a tendency to get blown around by the wind and will end up by your front door. A little dumpster accuracy by everyone will really help keep the property looking clean. Also, it is now a Rules violation to leave your trash toter outside except on trash day.

Thank you for taking the time to read this newsletter. The Board and Management wish you a happy and prosperous Summer of 2011!!!

