



Mountain Vista Newsletter SUMMER 2017

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 Homeowners Association.

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 Becky Stewart can be reached at 970.224.9204 or email at bstewart@poudreproperty.com

Want to know what is happening in your HOA? Here are a few highlights:

Annual Meeting

The Annual Meeting on June 27th was a success with quorum met and board members elected to serve the community. The new board members elected are Michael Rudolph – President, Mark Carson- Vice President, Jackie Hutchins - Treasurer, Kim Kavanagh- Secretary, and Mickey Calabrese- Member at Large

Board Meeting Highlights

The Board discussed the financials and that the wood fence along 43rd will need to be replaced in the next few years. There is no savings to replace the fence and the fence is repaired each year as needed. The Board tabled having an attorney review the covenants to determine responsibility and will look at the plot plans and at the site for further review.

The Board approved having the trees trimmed as the cost is within budget.

The Board agreed to not have Dumpster Day this year due to the cost and that some dumped items that were not allowed to be dumped.

Helpful Reminders

No trailers, motor homes, campers, boats, or recreational vehicles are permitted in the driveway, subdivision, or private lots in excess of 72 hours. No commercial vehicles may be parked in the community unless for maintenance of the home. Trees should be trimmed at sidewalk so that limbs don't encroach pedestrians walking on sidewalks. Weeds must be removed from landscaping. Some of the homes need to be painted. Please submit your color choice with an application. Keep your landscape free of weeds and green.

As a reminder, there is NO PARKING on the North side of 44th street.

Home Improvement

Article II of the Declaration of Covenants for Mountain Vista requires that improvements and changes to property be approved prior to starting the project. Section 1 Improvement to Property Defined stated the improvement requiring approval of the Architectural Review Committee, shall mean and include, without limitation: e) any change or alteration of any previously approved Improvement to Property including any change of exterior appearance, color, or texture. Please find the ARC form at <http://www.poudreproperty.com>. Go to Mountain Vista- Architectural Review.

Pets we love !

Help keep your community looking its best by being responsible for your pets! The sidewalks and open space path are there for the enjoyment of everyone in the community. Enjoyment is not scraping something stinky off your shoe. Why Scoop the Poop? Besides being a nuisance, uncollected dog waste is a serious problem for our Association. Next time you're tempted to leave your dog's droppings on the lawn, please remember these facts: 1. Dog waste can transmit bacteria and viruses including, tapeworm, roundworm, E. coli, and can spread giardia and salmonella as well. 2. Canine fecal matter is a top contributor to storm water pollution. 3. Uncollected dog waste attracts rodents who feed on pet waste. Also, please be considerate for your neighbors as dog barking is a nuisance.



Licensed Community Manager

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NEXT BOARD MEETING is September 26, 2017 at 2529 N Lincoln, Loveland



Have a Happy Summer!



