



# West Vine Bungalow HOA Newsletter Spring 2019

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. The management company has a website at [www.poudreproperty.com](http://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](mailto:bstewart@poudreproperty.com). She can be reached at 970.224.9204.

The management company has a website at [www.poudreproperty.com](http://www.poudreproperty.com). There you will find minutes, Design Review Guidelines, Policy and Procedures, Declarations and Bylaws. This information is helpful to know about the Homeowners Association and if you need documents for selling or refinancing.

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

## Board Meeting Highlights

The Board of Directors met on April 17<sup>th</sup>. The financials were accepted. The board agreed the fence staining can be completed next year. The board is pleased with the landscaper Sticks & Stones. There will be additional NO Trespassing signs posted in common areas.

**Reminders:** Living in West Vine Bungalows 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. You can contact the city to spray trees for aphids or with water using lady bugs. Please remember to take care of your trees on the boulevard by watering them regularly.

The covenants state that all trash cans must be screened from view. They must be stored behind a fence or within the garage.



Homeowners also need to remember that per City regulations, pets must be on a leash at all times when outside of a fenced area. This is for the protection of yourselves, pets, and other individuals

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

**Home Improvement:** The Declaration of Covenants for West Vine Bungalow requires that improvements and changes to property be approved prior to starting the project. Section 9.2 states that modification to exterior requires approval of the Design Review Committee. Please find the DRC form at <http://www.poudreproperty.com>. Go to West Vine Bungalow HOA - Architectural Review. The DRC guidelines are posted with the paint colors fence stain color.



**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 Handled?** Each year in January 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:** The Board of Directors are volunteers who devote their personal time to the community.

President, Abbe McKenna - term expires 2021, Vice President, David Quigley - term expires 2020, Treasurer, Shawn Hines - term expires 2021, Secretary, Michelle Vandever - term expires 2021, Member at Large Sue Lynham – term expires 2020

**What are the Managing Agent’s duties?**

Poudre Property Services has been contracted by the West Vine Bungalow Association 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.

**Communication:** For all HOA matters please contact the Community Manager Becky Stewart at 970.224.0204 or email [bstewart@poudreproperty.com](mailto:bstewart@poudreproperty.com).

**Next Board Meeting**

We are a community and our wish is that we continue to build relationships as neighbors and friends. We encourage you to participate in the process of governance by coming to the quarterly meetings and making your voice heard.

It is a pleasure to meet with homeowners during the open forum. The first ½ hour is designated to provide the homeowners time to ask questions or provide input. The Board meeting will follow. We value your input and support!!

The next meeting will be on July 17, 2019at 6:00 p.m. Please call Becky for the location if you plan to attend.