

Harvest Ridge HOA

MAY 2022

Spring Community Updates

Board of Directors:



The Board consists of five (5) homeowners who volunteer their time to serve our community. They are:

Gary Thompson (President)
Michael Carton (Vice President)
Rick Sorenson (Secretary)
Bob Shaw (Treasurer)
Beatrice Behrens (Director at Large)

The Board makes the financial, contractual and operational decisions for the Association. If you wish to speak with a member, please contact Derek Patterson at Z&R, 719-594-0506.

2022 Projects: Here are the projects that have been approved or are being considered:

- Landscaping Updates: to include some dead tree removals along Union and possibly replacing missing mulch with new rock in the rear patio areas.
- Possible replacement of bad concrete curbing/gutter areas.



GoCOS!

City Issues?
get the GoCOS! phone App:

Need to report a pothole, missing traffic sign or other concern for a City asset - please use this App which reports the problem directly to the City and you can also include photographs.

The entry off of Vickers (please report it) to fix the drop in the asphalt.

Main Sewer Line Cleaning: If you have not had your main sewer line cleaned from the home to the larger connecting main line in the street, please do it. This cleaning is recommended to be done every 2-years. The contractor will need to access your home to perform this service and they can often video inspect the line to make sure there are no breaks. These are some but not all vendors that can do these cleanings:

- Affordable Rooter: 964-8310
- Drain Plumber Sewer & Drain: 639-4137
- Allright Plumbing & Heating: 597-1099
- Olson Plumbing & Heating: 635-3563

Rule Reminders

Trash & Recycling:

The service is provided by Waste Connections (WC). The service day is Wednesday. Ensure all trash is placed in your provided toter in sealed bags. If you have special items for pick up (furniture, appliances, etc.) please contact Z&R and they will inquire for the price and arrange for the pickup.



Recycling is provided through WC but each owner must pay for the service individually. Please call 719-591-5000, for every other week pickup. **Holiday** pickup will be delayed one (1) day on: Independence Day, Labor Day, Memorial Day, Thanksgiving Day, Christmas Day and New Year's Day. If the holiday falls on or before your scheduled pickup day (Wednesday), service will be delayed one day.

You can sign up for schedule changes directly with WC by calling 591-5000 to register your phone number or download their mobile App (Waste Connect).

Parking Reminders:



Vehicles may be parked overnight in driveways but not on the street. Vehicles must be parked in a designated parking space, driveway or garage area. No owner shall use the street, the driveways, visitor parking areas or overflow parking areas for storage of a vehicle of any kind. **The open parking spaces are for visitors and guests on a first-come first-served basis.** These open spaces are not intended for Owner use on a regular basis, as the Owner should be parking inside the garage or in the driveway. "No trucks larger than ¾ ton, boats, campers, trailers, junk or inoperative vehicles (e.g., abandoned vehicles), as determined at the sole discretion of the Board, shall be parked in any driveway, on any Lot, on any street or elsewhere within the Association.



Lawn Care Company:

The Board renewed the contract with **Rockledge Inc.** for grass mowing, trimming, edging, aeration, fertilization, weed control, fall and spring cleanups, pruning and sprinkler repairs. To report problems with the landscaping, grass or sprinkler problems, please call Z&R at 594-0506.

Pets:

- Pursuant to the Rules and Regulations, owners are permitted a **maximum of two (2) household pets (dogs or cats) with a maximum adult weight of 40 pounds each pet.**

Residents are required to immediately pick up after their pets in the Common Area. All pets must be physically leashed when outside the home. Pets are not permitted to be left outside in the patio or yard area unattended.



Z & R Property Management:

As our property managers, Z & R implements all of the Board's decisions. Any Association questions can be forwarded to Z&R at 594-0506.

Any homeowner who has a problem, comment or suggestion is asked to submit a letter to Z & R for proper follow-up and Board review.

The address for correspondence is 6015 Lehman Dr. #205, Colorado Springs, CO 80918.

Emails can be sent to **Derek@ZandRMgmt.com**

The emergency pager is 594-0506.

Other Important Items



Wildfire Mitigation & Home Safety:



If you have any Juniper or Pfitzer bushes around your home and you would like to have them removed, please let us know.

Depending on the number of requests, the Association may only be able to remove them at this time, with no new plant material being installed.

Front Driveway Island Landscaping:

If you have landscaping ground cover at the base of the tree in the front landscaping island and wish to have it removed, please let us know. We are working to remove any low-grow Junipers and other more fire prone bushes from these areas (which are a laddering fuel) under the tree.

Residents can also adopt these areas and install flowers/Perennials.



Comcast - HOA Cost Share Program:

The HOA is participating in a program with Comcast where the Association can receive revenue share depending on the number of our residents who utilize their different services, such as Internet, TV or Phone. If you are looking to either change providers or need new service, you may want to consider Comcast as it also benefits the HOA.

Rental Properties:

If you rent your property you **MUST** provide Z&R with a copy of the lease and the tenant name and phone number for Association use.

Any leases must be a minimum of 6-months unless approved by the Board of Directors.

HOA Dues Payments: If you use online Bill Pay or mail a check, the payment address for the HOA's Bank is:

**Harvest Ridge HOA
c/o Z&R Property Management
P.O. Box 293415
Lewisville, TX 75029**

You can also access your account in Z&R's software. Please visit:

<https://zrpm.cincwebaxis.com>

Other Important Items

Did you know?

If you are performing any work at your home which may impact other homes, please notify your neighbors.

Fire Safety: Please do not discard your cigarettes, cigars, etc. in the Common Areas, rear patios or the streets. Please make sure these items are properly extinguished and disposed of.

HOA WEBSITE

www.HarvestRidgeTownhomes.com

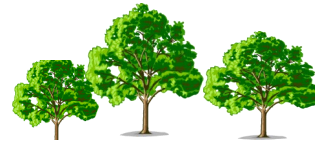
If you have any questions about the Association, please visit the website - it will have everything you need in one location.

Insurance:

If you think you may have an insured loss relating to your home, please contact Z & R. There is a \$10k deductible per claim and a 5% Wind & Hail deductible which may be assessed to the Unit owner. All owner's are responsible for securing insurance for personal property, loss of use, loss assessment, the HOA deductible and personal liability. For more information, call Z&R.

Tree Care:

The trees are taken care of by Timberline Landscaping. They are a certified Arborist company who will be performing pruning and any chemical treatments.



Please inspect the following items:

- Replace the batteries in all Smoke and Carbon Monoxide detectors.
- Have a certified HVAC company inspect and service your furnace and hot water heater or other gas appliances (replace the filter, check for gas leaks, have the unit cleaned and tested for proper operation).
- Have the dryer vent cleaned and ensure the vent is connected - it's also recommended to vacuum the rear vents of your dryer periodically.
- Have your sewer line cleaned every 2-years from your home to the main line in the street. This is an owner responsible asset for any issues/repairs, etc.