

# Harvest Ridge HOA

OCTOBER 2014

## Fall Newsletter

### Board of Directors:



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

**Wayne Cooksey (President)**

**Robert Shaw (Vice President)**

**Gary Thompson (Secretary)**

**Randall Horton (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.



**WELCOME TO OUR  
NEW OWNERS  
& RESIDENTS!**

### **HOA WEBSITE**

A new HOA website is being developed, the address will be:

[www.HarvestRidgeTownhomes.com](http://www.HarvestRidgeTownhomes.com)

**Fire Safety:** Please do not discard your cigarettes, cigars, etc. in the Common Area. This is a violation, please make sure these items are properly extinguished and disposed of.

If you have any future questions about the Association, please visit the website - it will have everything you need in one location. We hope to have it operational by 10-13-14.

### Lawn Care Company:

**Rockledge Inc.** will provide for grass mowing, trimming, edging, aeration, fertilization, weed control, fall and spring cleanups, pruning and sprinkler repairs.

If you need to report any problems with the landscaping, grass or sprinkler problems, please call Z & R at 594-0506. Please note, snow removal will be accomplished when there is more than a 2" accumulation. If you know of historical problem areas with ice and/or snow melt, please report them to Z & R as we are updating the snow removal map for 2014-2015.



## Rule Reminders



### *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.

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



**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 problems, contact Mr. Patterson. If you have special items for pick up (furniture, appliances, etc.) please contact Z&R and they will inquire and/or arrange for pick up and the removal price.



**Recycling** is provided through WC but each owner must pay for the service individually. Please call 591-5000, the pricing is around \$21/quarter for every other week pickup.

### **HOA Management change ~ Priority to Z & R:**

- If you placed a recent work order that you are uncertain if it was completed or closed out, please contact Mr. Patterson;
- If you have a new maintenance, landscaping or other concern, please let Mr. Patterson know;
- Z & R is working to get all of the Association's records organized and balances transferred after the recent transition. New databases and software programs are being used. An updated status report of the transition will be provided at the Annual Meeting.



### **Parking Reminders:**

"No parking shall be allowed in any fire lanes or other restricted areas of the streets. 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 vehicle shall park in the open spaces for more than forty-eight (48) consecutive hours."

"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 ... If not moved within seventy-two (72) hours of Owner notification, the vehicle can be towed at Owner's expense."

## Other Important Items

### Automatic Dues Withdrawal:

You can have your Dues withdrawn electronically each month and it's free. Please contact Z&R for more information.

Interior maintenance: If you have a question about a concern inside your home or you are unsure how to handle an emergency or unique situation, please call Z & R for help.

### Other Items:

- Holiday lighting/decorations **must be removed** by 1-15-2015
- It's recommended to install a "peep hole" in your door
- Have you had a great experience with a local contractor? - We are looking at publishing a "preferred vendor" list. Please let Mr. Patterson know.

Insurance: If you think you may have an insured loss relating to your home, please contact Z & R. There is a deductible per claim 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.

This type of policy is often called a HO-6 Policy. For more information, call Z&R.

### Did you know?



- If you have a wood burning fireplace, it must be inspected yearly and cleaned if necessary. This is a requirement of the Association's insurance carrier.
- If you are performing any work at your home which may impact other homes, please notify your neighbors.

### 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 rear vent is connected - it's also recommended to vacuum the rear vents of your dryer
- Make sure any outside water hoses are disconnected to prevent freezing of water pipes
  - Have your sewer lines cleaned every 2-years from your home out to the main line in the street

