

# Harvest Ridge HOA

MARCH 2015

## 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)**  
**Wayne Cooksey (Vice President)**  
**Maurice Marks (Secretary)**  
**Robert 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.

**2015 Projects:** The Board of Directors has been working to respond to the recent mail theft/vandalism as well as planning improvement projects for this summer. Here is what is planned so far:

- New mailbox units and parcel lockers will be installed
- Four (4) new lights will be installed at the mailbox kiosk
- The handrails at the mailbox area will be replaced due to rust
- A community wide gutter/downspout improvement project at all 20 buildings
- Landscaping rejuvenation improvements will continue
- A plan is being developed to replace rear decks (phased over a few years)
- 2 new "pet pickup" stations will be installed to keep the Common Areas clean.

### Lawn Care Company:

**Rockledge Inc.** will begin their first year of services this summer 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 is needed, please report that to Z & R.

## 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.

**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.

**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.

**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.

### **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.”

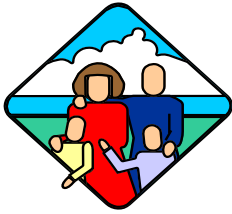


“No trucks larger than ¾ ton, boats, campers, trailers, junk or inoperative vehicles (e.g., abandoned vehicles), as determined at the sole discretion of the Board, shall be parked in any driveway, on any Lot, on any street or elsewhere within the Association ... If not moved within seventy-two (72) hours of Owner notification, the vehicle can be towed at Owner's expense.”

### **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.

## Other Important Items



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

### Automatic Dues Withdrawal:

You can have your Dues withdrawn electronically each month and it's free.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

### 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
- 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

### HOA WEBSITE

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

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

### Other Items:

- It's recommended to install a "peep hole" in your front entry 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.

**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.



### 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.

## Neighborhood Watch?



**Neighborhood Watch** is a group of neighbors who are willing to communicate with each other and pass along crime and non-crime related neighborhood information. The groups are educated in crime prevention, trained to observe suspicious activity and report the activity, to each other and the police.

### Neighborhood Watch is:

- A community - police partnership.
- Neighbors coming together to help each other not become victims of crime.
- Neighbors coming together to address community issues.
- Learning and practicing Crime Prevention through Environmental Design
- Learning to identify suspicious activity and reporting to neighbors and the police.
- Members all live on the same street or within line of sight, generally 5-25 homes per group.

### Neighborhood Watch is not:

- Citizens armed patrol.
- Vigilante groups.
- Encouraging residents to take risks to prevent crimes.
- A program that guarantees that a crime will not occur in a neighborhood.
- A political group.
- A neighborhood association or neighborhood organization.
- A law enforcement entity.

It is a fact of life that relationships in many of today's communities have become less personal than they were years ago. Families are more transient, children have more activities that take them and their parents away from home, and there are more families with both parents working. The once-familiar sight of families visiting with each other on front porches while keeping a watchful eye on children and activities in the neighborhood is a rarity in most communities today.

This trend away from personal contact in the neighborhood and the decrease in time families spend at home are two of the essential ingredients that make communities ripe for crimes of opportunity, such as burglary. Taken from the Colorado Springs Police Department.

**If you are interested in joining and participating in a Neighborhood Watch Program, please contact Mike Parker, 5814 Roy Heights at [mredbirdp@hotmail.com](mailto:mredbirdp@hotmail.com).**