

Retreat at Rockrimmon Homeowners Association October 2016 Newsletter



The Annual 2016 Meeting for the Retreat at Rockrimmon HOA

Home owners are encouraged to attend the annual HOA meeting on November 2, 2016 at 6:00pm, Community room, at Fire Station #18, located at 6830 Hadler View, Colo. Spgs., CO 80919. Please review your meeting packet sent via the USPS prior to the meeting to be aware changes and what is taking place in your community.

Committees – volunteers always welcomed:

LANDSCAPING

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Landscaping Advisory



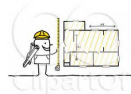
Neighborhood Watch



Gate



Welcome



Architectural Control

Sign up for a committee at our Annual Meeting on November 2nd or call/email a board member for more information.

Neighbors – Homeowner's Alerts and Notices



NOTICE

For large truck deliveries, please notify one of the following community members 48 hours before the delivery day to have the back gate open on the day of the delivery. Provide the deliver company with street directions to locate the back gate for arriving and leaving the community. John, Dave and Don have volunteered to be helpful to the homeowner, so we can keep heavy weight traffic on our streets to a minimum.

- o John Baker @ 719.338.3889
- o Dave @ 719.351.7292
- o Don @ 719.358.7410 (H) or 949.400.4642 (C)

- + Landscaping- for homes that had or may still have drip systems for tree and shrubs, the dip system is no long functioning. This will not be repaired or replaced, so please water trees and shrubs as needed.
- + Snow removal- the guideline of measurement for snow removal is 2 inches of accurate snow on the sidewalks and driveways. Due to the cost of snow removal the snow removal team will be notified based on the weather condition of continued snow. Homeowners are responsible for snow and ice removal on sidewalks and driveways when the snow accumulation is less than 2".
- + Bears Aware- Autumn is when black bears become more active, so please be aware and take caution outside your home, by bring in or removing bird feeders. Encourage your neighbors to do the same.



Alerts:

- + Cars parked on the street – there have been a few incidents with unlocked cars parked on the street, so please remember to lock your car to keep from being vandalized.
- + Wild life; please keep all trash tubs inside until the day of the trash pickup. As a neighborhood, in bear territory, we need to be responsible for bear welfare. Don't place garbage outside until pick-up day!
- + Children in the neighborhood – please use caution backing out of driveway and driving on our streets to avoid any possible mishaps. We appreciate parents instructing child on being safe when riding bikes, trikes, motorized toys or playing in the street, to be careful. Drivers may not always see little children in the street.



Contact Information

Property concerns or communication regarding Retreat HOA business or activities should be directed to our Property Manager. See the following for method of contact property management and board members.

Property Manager
Kristie McKitterick
Office: 719.593.9811
balbookacc@aol.com

Gate Emergencies
Sharon Kent
kentretreathoa@gmail.com

Board of Directors
MaryJo Greene –President
[Email- maryjogreene2015@comcast.net](mailto:maryjogreene2015@comcast.net)

Barbara O – Treasure
Email – bocone@earthlink.net

Annette Hubbell – Secretary
Email – hubbell.rarhoa@gmail.com

John Baker- Member at Large
Email – jbakerrhoa@gmail.com

Dave Packiam - Member at Large
Email- davidpackiam@yahoo.com



Thank you and appreciation



Community picnic held in August-

Gail and Don did a wonderful job of notification to the community and setting up the common area for the second year community picnic. The community thanks them both for making our community a better place.

Responsible pet owners-

Your efforts in keeping our community clean by picking up after your dog, is greatly appreciated by neighbors and the landscaping team. Thank you to all neighbors for taking this effort. All pet owners are reminded to PLEASE clean up after your pets.

To our board and committee volunteers, thank you for keeping our neighborhood in harmony.

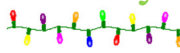
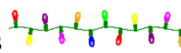
Holidays

Reminder: Waste Management observes six holidays each year. If the holiday falls on or before our Friday scheduled day, the trash pickup will be a day later. Holiday week- Friday trash pickup will rescheduled for a Saturday service, as an example.

Halloween =Trick or Treat

The front gate will be open until 8pm on Halloween for trick or treating in the neighborhood.

Holidays

 Holiday lights  help make our community festive. Outside lights during the holidays are joyous and respected. Remember to remove them after the holidays.

Recap - 2016

Street:

Ongoing assessments - two more years to our goal
Crack fill will take place next spring 2017

Landscape:

Taylor Made has been great in helping keep water cost down and lawns green for the summer. Mother Nature has been a great help as well.

To save water and repair cost, the board is working with Taylor Made on updating the irrigation system with an improved smart clock system. This update is needed due to the age of the system and water waste that has taken place. Currently leak concerns have been addressed, but may need a more permanent repair. More update will be provided before spring of 2017.

Gate:

Control worn outⓈ. We apologize for this temporary inconvenience and thank everyone for their patience. Property management is getting quotes from responsible vendors to update and repair the gate processor with up to date equipment. More information on the repair will be forth coming to keep everyone updated.



For future newsletters, do not hesitate to contact your HOA secretary-Annette Hubbell with news worthy information.

~Footnote needed