



Forest Meadows Homeowners Association



July 2010
Newsletter

Community Update and Reminders!

Greetings Homeowners. In April, a backyard landscape audit was completed. Subsequently, reminder letters were sent out to homeowners for the following:

- Homeowner moved in late summer or fall so their plans are now due.
- Homeowners submitted a plan and it was approved but they have not commenced the install or are not finished.
- Homeowners who have failed to submit a plan at all
- Homeowners that have commenced landscape install but not submitted a plan for review/ approval.

With this many homeowners have responded. We have received plans with a proposed completion date and they have been approved. We have received plans with a request for an installation date extension due to financial hardship, military deployment, new baby, etc and these requests are considered on an individual basis. Homeowners that are granted an extension are reminded and still responsible for weed and erosion control.

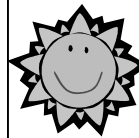


Please note that homeowners that have not responded to the letter at all will continue through the violation process which can include fines and a lien on the property. If you have any questions or wish to submit a plan or respond to your letter, please call or email your property Manager.

Additionally Summer is in full swing and covenant violations are a flyin'! Here are some common issues that management is working:

- Weeds-in lawn, rocks, streetscape, etc.
- Dry Lawn and general lawn maintenance
- Dead tree or plant material
- Fences needing repairs. Staining, etc from winter exposure (please use clear stain only)
- Trash receptacles being stored/left out in view

New Property Manager!



The Board would like to welcome your new Property Manager Shayne Hall. Shayne has been working diligently with Jennifer for several weeks to smoothly transition this change by getting to know Austin Heights . Please take note to contact Shayne going forward with any HOA related issues or concerns. You can contact her at 314-4507 or by email at shayne@diversifiedprop.com

Please take this opportunity to give your property an overlook and mitigate any violations to avoid receiving an infraction notice. The Board is very reasonable and understands that families' lives are busy and complicated and exterior maintenance sometimes get dropped off our ever growing priority lists. If you have a circumstance that is preventing you from maintaining the exterior of your home, please make your property manager aware in writing.



Also if you qualify for the **"Operation Soldier Savior"** program which was set up by the Board to help military families with lawn maintenance, please contact board member Danielle Sandoval at danielle_sandoval@yahoo.com or call her at (719) 358-7662.





Community Night at the Sky Sox!

Diversified is sponsoring **Community Night**, a night of baseball, fireworks & fun! Members of our HOA communities can purchase discounted tickets.



Kids 14 & younger can enter a drawing to throw out the first pitch!

August 27th, 7:00PM

\$5 Upper Reserve Tickets (normally \$9)

\$8 Box Seat Tickets (normally \$12)

Deadline is **August 12**. To reserve tickets or to enter the drawing, call **314-4504** or email info@diversifiedprop.com



Community Night sponsored by
Diversified Property Management

Reserve your tickets NOW!

What is this Thing Called Fiduciary Duty?

From time to time you may hear that the board of the association operates in a fiduciary capacity for the homeowners. Or you may read about the board's fiduciary responsibility in the governing documents. Just exactly what does this mean?

Fiduciary duty simply means the board has an ethical and legal obligation to make decisions in the best interests of the entire association. That's a small explanation for a very big responsibility.



Fiduciary duty includes a duty of loyalty to the association, which means that board members should never use their position to take advantage of the association. They should never make decisions for the association that benefit themselves at the expense of the association and its members.

Fiduciary duty also includes the duty to exercise ordinary care. This means board members must perform their duties in good faith and in a manner they believe to be in the best interest of the association, with such care as an ordinary prudent person in a similar position under similar circumstances would use.

In short, boards must act in the best interests of the association and act reasonably.

Board members fulfill their fiduciary duty by:

- Developing and using a formal budgeting process
- Establishing and adhering to budgetary guidelines
- Making sure the budgeting process reflects the wishes of the association members
- Promoting understanding and acceptance of the reserve accounts among the members
- Collecting sufficient fees to adequately operate the association
- Soliciting bids and negotiating appropriate contracts
- Authorizing expenditures

Your HOA Community Update

Board members: Jim Hamel, Jim Morley,

Danielle Sandoval

Dues: \$31.25 quarterly

Total homeowners: 157

Slow Down for Kids & Cyclists!

Just a reminder to slow it down when entering the community as there are kids playing and people riding bikes. Parents, as always, be aware of where your kids are playing at all times.

