



Forest Meadows Homeowners Association

Community News • 1st Quarter Winter 2011



Have you seen the new playground?

It's finally here! The new playground at **Dusty Miller and Shimmering Leaf** is a welcome addition to the Forest Meadows Community. We ask that you pick up after yourself and your children to help keep it clean, and always pick up after your pet. Please report any vandalism anonymously to the Community Manager at 719-314-4506.



We hope you enjoy this amenity for many years to come!

Shout Out to FOREST MEADOWS

My name is Audrey Littlejohn and as the newest member to the Forest Meadow HOA board, I would like to thank you for allowing me to serve our community. I look forward to representing our community, not only in Forest Meadows, but also in the entirety of Colorado Springs.

I welcome your ideas, questions and concerns that would assist me in making Forest Meadows a wonderful place to live. The open door policy is what I believe in and look forward to meeting and talking to all of you.

I would also like to encourage all of you to meet your neighbors. With the many events going on in our lives and country, there may be a homeowner with a deployed one, a homeowner going through a hardship, a homeowner whom is alone, or a homeowner that is new to this community. Reach out, as your actions will clearly define the community that we live in.

Forest Meadows Rocks!!!!

Coloar1@gmail.com

719-581-9606

Dues Increase for 2011

The Quarterly dues will increase January 1, 2011 to \$34.38. This increase is due to the park maintenance and utilities. Your assessments are due on the 1st of January, April, July and October and are considered late and subject to a \$15.00 late fee if received after the 10th of the month. Consider visiting www.diversifiedprop.com and filling out the ACH Form under the payment tab. You'll never be late!

Holiday Decorations: Do's and Don'ts

Throughout the year, decorations that celebrate holidays really make the neighborhood festive and



bring a smile to everyone's face. But Halloween spiders and skeletons don't make for a very festive fourth of July.



So, please remember that decorations may be put up no earlier than 30 days before the holiday and must be taken down no later than 15 days after the holiday (weather permitting).

Seasons Greetings

What We Do

At the end of several of our annual meetings, the question came up: just what does Diversified Property Management do for homeowners? While it's hard to cover everything, here's an overview of what a management company does:

- Management of day-to-day business
- Collect assessments
- Handle sanctions and fines
- Covenant Enforcement
- Answer questions that apply to the HOA
- Assist in Architectural approvals by collecting plans and additional information
- Negotiate and maintain current insurance for the HOA as outlined in the CC&R's
- Prepare the annual budget for the Board of Directors
- Maintain common areas where present
- Facilitate regular Board meetings
- Ensure completion of all governmental reports, including tax returns

- Advise and provide administrative, managerial and operational counsel to the association governing body.
- Exhibit professionalism and loyalty to the principal (the Board)
- Exercise diligence in performing duties on the principal's behalf
- Account for financial activities covered by the Management Agreement
- Perform onsite property inspections
- Solicit and evaluate bids for association services
- Supervise maintenance activities and contractor performance
- Oversee and authorize payment for primary association services
- Know and abide by the Bylaws, recognizing the State agency that supervises the community associations

Your New HOA Community Update

Board members: Jim Hamel, Jim Morley,
Audrey Littlejohn

Dues: \$34.38 quarterly

Total homeowners: 237



To find your HOA documents including: financials, forms, meeting notices & minutes, payment information and more, go to

www.forestmeadowshoa.com

Neighborhood Watch?

It was mentioned at the Annual Meeting that there is interest in a Neighborhood Watch Program. Please contact Shayne at 719-314-4506 or Shayne@diversifiedprop.com

if you would be interested in attending a meeting.

This is a community wide program organized by homeowner volunteers.



Snow Shoveling Reminder!



Cleared sidewalks provide a safe way for pedestrians in our community (especially children, people with disabilities and senior citizens) to get around. Per city ordinance 93-141,

owners of real property are required to remove both snow and ice from the sidewalk that abuts your property. The city allows up to 24 hours after the snow has stopped falling for the removal.

Know Your Payment Options

Paying homeowner dues has never been easier than right now! In addition to the many payment options available up until now, homeowners can now pay association dues 24 hours a day, 7 days a week online or by phone at 866.289.5977! Visit the website for the link. www.diversifiedprop.com. There is a \$14.95 convenience fee for paying your dues online by eCheck or Visa/MasterCard/Discover. If you setup an auto-pay eCheck payment, the fee is only \$2 per transaction.

