



Forest Meadows Homeowners Association

Community News • 2nd Quarter Spring 2011

Friendly Reminders Help Build & Sustain the Community

Since December 1, 2010, 267 violation notices have gone out to homeowners. The violations included trash cans left out, snow removal not being completed in a timely manner, vehicle storage, outside storage or trash, dead plant material, trailer or camper on lot or in street, landscape maintenance, fence maintenance and holiday lights and décor left up too long. Per the contract, Management only inspects the community for Covenant Violations once per month until April so please email Shayne at Shayne@diversifiedprop.com with any violations you may notice that are not being corrected in a timely manner.

The Board is not unreasonable with violation enforcement but please open the lines of communication if something is preventing or detaining you from correcting a situation, and it will be taken into consideration. Valid circumstance examples are illness, financial, military deployment, new baby, family member, etc. The Board may ask the homeowner to provide validity of such matter if a variance or extension is requested.

New Bulletin Boards

Bulletin boards will be installed in each of the parks within the next few weeks! This will be a wonderful communication tool for the community. The Board of Directors and the Community Manager will be working on putting information up on the boards, but if you would like to add something, please let Shayne know.



Landscape Plans Are Due!

As a friendly reminder, your complete Lot must be landscaped within 6 months of the purchase date. In the meantime, effective erosion controls are important techniques in preventing soil loss. Erect a silt fence to keep your dirt from washing into your neighbors yard. It'll help you when it's time to landscape and go a long way in keeping nice feelings in the neighborhood. This is a serious issue and fines will be assessed to those in violation!

Submitting A Landscape Plan

1. Draw a picture of what you plan to do, showing grass, mulch, rocks, trees and shrubs.
2. You can mail your plan to Diversified Property Management PO Box 62218, Colorado Springs, CO 80962 or fax to 719-578-9140. You can also e-mail your request and plan to Shayne@diversifiedprop.com
3. All plans are reviewed by the Architectural committee or Board of Directors.
4. A written response of the committee's decision will be mailed to you.



If you have questions regarding the submittal process, you can review the guidelines on our website under the governing documents section or call the property manager at 314-4506.

Success And The HOA



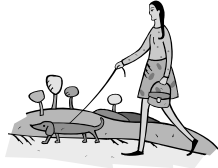
The respect you have for your home, neighbors and community reflects in the success of the HOA. This individual effort leads to an overall better looking community, which promotes sales, which means the community will be full, finished and built out sooner. This equals higher property values for you!

Board Meetings

The next board meeting will be held in April. Please check the website at www.diversifiedprop.com for the exact date, time and location.

Pet Politeness Please!

As always, be courteous of your fellow neighbors with respect to your animals regarding noise and waste removal and they will follow suit! It's human nature!



Newsletter Suggestions?



Please submit any suggestions for future newsletter topics you'd like us to address and we'll get them in the upcoming issue.

Reasons to Volunteer

- *Protect your self-interests.* Protect your property values and maintain the quality of life in your community.
 - *Be sociable.* Meet your neighbors, make friends, and exchange opinions.
 - *Give back.* Repay a little of what's been done for you.
 - *Advance your career.* Build your personal resume by including your community volunteer service.
 - *Have some fun.* Association work isn't drudgery. It's fun accomplishing good things with your neighbors.
 - *Express yourself.* Help with creative projects like community beautification.
 - *Try some altruism.* Improve society by helping others
- The HOA is looking for volunteers to help with the "Spring Cleaning" project. Please contact Shayne at 314-4506 if you are interested



Your Community Update

Board members: Jim Hamel, Jim Morley, Audrey Littlejohn

Dues: \$34.38 quarterly

Assessments are due: Jan 1, April 1, July 1, Oct 1

Total homeowners: 255

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

www.diversifiedprop.com

Community Night at the Sky Sox!

Friday, July 8, 2011 • 7:05pm
Sky Sox vs. Salt Lake Bees

\$5 Upper Reserve Tickets (normally \$9)
\$8 Box Seat Tickets (normally \$12)

Call 314-4504 to reserve your tickets!

Diversified Property Management, LLC

Forest Meadows HOA Update – Tear off below and return to Diversified Property Management

Owner Name: _____

Mailing Address: _____

Phone _____ Cell _____

E-Mail _____

Please be assured that your personal information will be used only for Association News, items of HOA interest, reminders, etc in an e-mail blast (sent BCC) form or phone call from a current Board Member or Management. Any other correspondence between neighbors should not be construed as formal HOA notification nor will it be deemed valid.

I UNDERSTAND AND AGREE _____

SIGNATURE