

NEWSLETTER

Summer/Fall 2011



We hope you are enjoying the pool this summer

A Word from the Board

The Colorado summer is upon us with its typical rain showers or thunder storms in the afternoon or at night. Is that the reason why Hillsboro looks so green and beautiful? Are you enjoying the pool?

We had a change at the Board of the Hillsboro Condominium Owners Association:

Gary Aschbacher resigned from the Board in May 2011. We like to extend our appreciation

to Gary for serving four years on the Board. Marilyn Baldwin was appointed by the Board to complete Gary's term as Director at Large until November 2011.



Welcome Marilyn and thank you for volunteering your time for the good of the Hillsboro Community. All owners

and renters have a major challenge to face for the years to come. It is the expense of water. Over \$100,000 will create a major burden on our budget. Let's save

Important Reminders:

- Pool passes must be used to access the pool
- Stetson Hills Police Station can be reached at 444-3140
- It is the responsibility of the homeowner to have dryer vents cleaned regularly
- Please pay dues on time. Extra fees can be assessed if dues are not paid on time. In extreme circumstance, a lien can also be placed on your mortgage.
- If you haven't signed up to have your dues paid via EFT and would like to, please contact April Smith at Z & R
- If you are selling a condo please refer your realtor to the COA's web site for info about the community and rules
- Renters need to have the owner of the unit obtain permission prior to use of the clubhouse
- The board would like to remind all pet owners of their responsibility to pick up after their pets.
- Please do not store toys, bicycles and other objects below the stairs to the upper floor.
- No commercial automobile shall be parked within the complex of Hillsboro.

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WATER whenever we can! The Board is working with Greener Grass, our landscaping company, to save water.

Attention OFF-SITE OWNERS: It is very important to notify Z&R of any address change. If your condo is managed by a property manager and you make a change, you have to advise Z&R. Any charges caused by your lack of notifying Z&R will be your responsibility.

We like thank all owners of commercial vehicles for parking outside the boundaries of Hillsboro. Enjoy the rest of the summer and the upcoming beautiful colors of fall at Hillsboro!

Monthly “walk-throughs”

Marilynn Baldwin is organizing a walk through Hillsboro the third Wednesday of the month starting 9:30 am at the clubhouse and shouldn’t last more than an hour (Subject to weather conditions). April, our manager, will also be there. Everybody who likes to come along is cordially invited. If you find it difficult to do a longer walk don’t worry. You can join the group for a moment when you see them at your place and want to contribute any observation or suggestion. In the event there is a change or cancellation a note will be posted at the bulletin board next to the mail station.

CHANGE OF ANNUAL MEETING

Our annual meeting will now take place on Tuesday, November 29, 2011 at 6pm at the Police Station on Tutt Blvd. Please note this change in your agenda. We look forward to your attendance. The November Board meeting will be right after the annual meeting.

WATER CONSUMPTION

Our water/sewage bill for the entire year of 2010 amounted to \$107,000. Our 2011 budget was formulated in October of 2010 and the board allotted \$105,000 to water/sewage. This represents an approximate 25% of all our expenses for this year. Water consumption has a direct impact on the monthly Home Owner Dues. Renters do not get charged for water separately since it is included in the lease payment. If the water usage/expense increases so may your rent because home owner dues may be raised. **Therefore Mr. and Mrs. RENTER will you please help us to save water?**

DISH ANTENNAS

Dish antennas cannot be installed in limited common/ common ground such as the area under the staircase or in the area of the air conditioners. The installation has to be on the patio on a free standing tripod or some other stand but under no circumstance attached to the railing of the patio.

VEHICLE, PARKING, AND TOW AWAY POLICIES

It may be a good idea to re-familiarize yourself with this part of the Rules & Regulations (on pages 10 to 15).

There are several situations where the vehicle can be towed right away without any warning.

IF FOR ANY REASON YOU DO NOT HAVE THE R&R’S OF HILLSBORO IN YOUR POSSESSION PLEASE GET THEM FROM Z&R ASAP BY CALLING 594-0506 OR EMAIL APRIL AT APRIL@ZANDRMGMT.COM THE TOWING COMPANY USED IS M&M TOWING (719) 622-1969

RULES AND REGULATIONS

In the event new owners did not receive the yellow booklet with the RULES & REGULATIONS for the Hillsboro COA, Inc. from their Real Estate Agent, previous Owner or Title Company please contact Z&R Management Company / April Smith by e-mail (April.Smith@zandrmgt.com) or tel. 594-0506 and it is free. The same is valid for any new renter.

KNOWING ABOUT OUR R&R’S SAVES A LOT OF HEADACHE!

More Important Reminders:

- Please do not dispose of furniture or oversized items in the dumpsters or dumpster enclosures. Our trash company charges us extra which, long-term, costs all of us.
- Hardwood floors are **not** allowed on the upper level condos.
- Each unit is allowed to have up to two pets (please see covenants for specifics). Please contact April at Z&R with any questions about this rule or if you know of anyone who is violating this rule.
- Please be considerate of others when getting your mail. If you are parking please use a parking spot as there are several nearby
- Do not install TV Satellite dishes on patio rails. For antenna installations first consult with Z&R.

POOL RULES

Every owner or renter wanting to use the pool or hot tub needs to have the electronic access card and the pool passes. The entry to the pool is the gate and not the clubhouse. Any NEW owner should have received the white access card from the previous owner or the real estate agent including four pool passes.

Any renter should have obtained the card and four pool passes from the landlord at signing of the lease agreement. In the event this did not happen the “new” owner can buy the card (\$20) and pool passes (each \$5 and a maximum of four) from Z&R. Any renter needing the card and passes has to contact the owner. In the event that there are 6 persons living in a three bedroom condo (by presenting proof of this occupancy) two additional pool passes can be purchased. Any person not in possession of the card and pool passes will be asked to leave the pool area.

REPAIRS OF MOTORCYLES AND CARS

Lately we have seen residents disregarding this part of Rules & Regulations. R&R’s state clearly that no repairs are allowed in the garages, in the car port and in open parking spaces. We kindly ask you to use a professional service outside of Hillsboro or use any place outside the community

of Hillsboro to perform your repairs. Here is what it says in the Hillsboro R&R’s: **No washing, repair, maintenance, rebuilding, dismantling, repainting or servicing of any kind of vehicles, trailers, boats, or vans may be performed in any carport or common element (including limited common element garages). The forgoing is not intended to limit the polishing of vehicles).**

The Board feels that this rule is pretty clear and understandable. Please comply with it.

Board Meetings

Board meetings take place every 4th Monday at 6 PM except the meeting in December. The annual meeting will be held at the police station on Tutt Blvd at 6 pm on Monday November 29, 2011

There will be no meeting in December. If there are changes they will be posted on the bulletin board at the mail station or in the clubhouse. These meetings are great opportunities to meet your neighbors and to hear the latest news from the board. There is always a time for residents to participate in suggestions or general comments for the good and future of our community.

LANDSCAPING

Please do not direct your requests with reference to landscaping (gardening around your unit) to the employees of Greener Grass. You put these people in a terrible situation. On one side they like to please you but on the other hand they have their strict work-orders from Greener Grass (our Landscaping Company). If you

like anything to be done send an email to April or even send a note by “snail mail” to her with your request. Thank you!

Would you like to have a gift of \$ 1,500 at the end of the year? This is the amount the Association has to pay Greener Grass to do a monthly clean-up from DOG

POOP. Dog owners, can you not make an effort and pick up behind your pet? It would be nice if the Association can put \$1,500 at the end of the year into reserves for necessary repairs and other maintenance items maintaining Hillsboro in great shape. We appreciate your cooperation, Pet Owners.

EFT Form

6015 Lehman Drive, Suite 205 Colorado Springs, CO 80918
Tel: (719) 594-0506 Fax: (719) 594-0473
books@zandrmgmt.com

Dear Homeowner:

Please complete and return to Z&R the agreement below to initiate direct payment of your Homeowners Association dues. **Please attach a voided check to this form to validate the ABA and Account number.** Dues changes will automatically be adjusted and you will be notified in writing of such an occurrence. Your signature will activate automatic withdrawal of dues from the account indicated in the amount of \$ _____ on the 2nd day of each month effective the month *after* receipt of this form:

AUTHORIZATION AGREEMENT FOR AUTOMATED PAYMENTS

(To Be Completed By Company)

Company: FORMTEXT Hillsboro COA Tax ID: _____

(To Be Completed By Owner)

I (we) hereby authorize FORMTEXT Hillsboro COA, hereinafter called COMPANY, to initiate debit entries to my (our) Checking Savings account (select one) indicated below and the depository or bank named below, hereinafter called DEPOSITORY, to debit same to such account.

Depository: A T S P R I N G S R A N C H Branch: _____

City: _____ State: _____

Transit/ABA No: _____ Account No: _____

This authority is to remain in full force and effect until COMPANY and DEPOSITORY has received written notification from me (or either of us) of its termination in such time and in such manner as to afford COMPANY and DEPOSITORY a reasonable opportunity to act on it.

Name(s): _____

Phone #(s): _____

Signature(s): _____

Date: _____ For Unit: _____ Start Month: _____

GARAGE RESTRICTIONS

The purpose of this notice is to provide clarification regarding the Hillsboro Declaration of Covenants, Conditions and Restrictions pertaining to the ownership of Limited Common Elements, specifically garages, as described in the CC&R’s Article 1 Section 1.4B.

This Covenant, entitled Limited Common Elements defines Limited Common Element as those portions of the Common Elements which are either limited to and reserved for the exclusive use and enjoyment of an Owner or may include by way of illustration and not limitation, items described in Colorado Revised Statute (C.R.S.) 38-33.3-202 and any of the following designated as being Limited Common Elements: garages, carport parking spaces (other items mentioned but are not relevant to this topic). The Covenant continues by stating “... but shall not be thereafter severed from the Condominium Unit to which they are assigned...”

This matter involves multiple potential complications, including

the inability for the Association to track who owns which garage and properly assess those owners the monthly dues, maintenance and ownership matters and confuses the warranty deeds and taxes and can create extensive legal problems.

The Board of Directors has already contacted multiple Owners that have purchased, sold, or otherwise attempted to transfer ownership of their garage separately from the Condominium Unit to which they were originally assigned in an effort to clear up this problem. The intent of this article is to notify all Owners that this type of transaction is illegal and is not permitted to take place. If you were considering purchasing a garage from another Owner separately from the Unit to which it is assigned or selling your garage separately from your Condominium Unit, DO NOT!

Please contact Z&R immediately if you have any questions regarding this matter.

LEASE ADDENDUM

Z&R has mailed a letter to all Offsite Owners who were not up-to-date on sending in a current LEASE ADDENDUM. Please respond to this letter.

As you may know , the Article VII, Section 7.9 of the Declaration sets forth some basic leasing requirements and permits the Board an approved form of lease. The Board has adopted a lease form some time ago. It can be downloaded from our web site

(www.HillsboroCOA.com) or requested from Z&R. Please note that the compliance with this rule will be enforced. The Association has the authority to levy fines and pursue legal actions against owners who fail to comply. Therefore, your voluntary compliance is appreciated. Please do not hesitate to contact April Smith, our manager at Z&R if you have any question (april@zandrmgmt.com) or call (719) 594-0506.

Calendar

BOARD MEETINGS 2011

Board meets every 4th Monday at 6 PM except in December.

The annual meeting takes place at the police station Tutt Blvd at 6 pm on Monday November 29, 2011

All Board Meetings with the exception of the annual meeting will take place at the club house

Miscellaneous items

- New garage building numbers have been installed on garages
- Please visit our COA’s web site when you get a chance at www.hillsborocoa.com

Your HCOA Board:

- Ulrich Schwartz - President
- Nancy Machetta Vice Pres
- Larry Groggel - Treasurer
- Jeff Zimmer - Secretary
- Marilynn Baldwin-Dir At Large

Your board is here to serve you. Please feel free to contact April at Z & R Property Management with any concerns or issues that you would like the board to address. We will respond at our earliest convenience and work hard to resolve your request. You may contact April at: 719-594-0506, april@zandrmgmt.com or 6015 Lehman Drive #205 Colorado Springs, CO 80918