

FOUNTAIN VALLEY RANCH FILING 7 NEWSLETTER

FALL 2023

Contact Us!!

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HOA DUES INCREASING

HOA dues will increase beginning 2024 to \$100.00. While none of us want to pay more; raising the dues ensures there is sufficient flow of funds into the operating budget to anticipation rising costs. The Board has done everything it could to cut or eliminate costs, but it still is not enough for the budget. This increase is because of several factors including Grounds Maintenance, Accounting, Electricity and inflation, including Homeowner delinquencies. The average HOA fees in Colorado Springs are between \$100-\$300 dollars a month; so not only is our neighborhood well below the average, but our dues have also not increased since 2010.

\$70 annually = \$5.83 monthly

\$100 annually = \$8.33 monthly

An increase of \$2.50monthly

HOA DUES ARE PAID ANNUALLY BY APRIL 1.

THE NEW HOA DUES AMOUNT STARTS 2024

It is the Homeowners responsibility to make sure contact information is current to the HOA Board, So the HOA can send information about Invoices about dues, possible violations and Newsletters. It's not the Boards responsibility to locate you.

Dumpsters

The dumpsters will be returning Sept 15-17. Both will be on Marsh Hawk/Greenbush. Most rules are still the same, except Mattresses. Furniture must be broken down to 4 by 4 sections. Load front to back so that everyone can use the Dumpsters. **PLEASE DO NOT PLACE ITEMS ON THE FLOOR FOR PEOPLE TO WALK OVER, AS IT IS A WALKING HAZARD.** Remember **NO** electronic devices, lead, acid, batteries, liquid waste, or wastes containing free liquids, car parts, tires, gas, paint, oil, hazard materials. **Mattresses will NOT be allowed this time due to company policies.** The dumpsters will be locked between 8 pm -8 am no dumping after hrs. Please do not fill over the top as the company will not pick them up and the HOA will be charged extra. If we are fined for any prohibited items found in the dumpsters, the HOA will not have the dumpsters in the Spring.

Maintaining your yards

The board understands with inflation, rising costs, and climate change, maintaining the yards will be harder. With the rising costs of water we understand that many homeowners are choosing to xeriscape their yards. If you're interested in converting your yard to waterwise landscaping, please check the link below for ideas.

<https://plantselect.org/design/downloadable-designs/>. If you have grass, please continue to maintain it the best you can. If none of these are being done, violations will be issued. If your home backs up to open area you are responsible for 3ft behind the fence; the mowing company is not responsible because of potential damage that can occur. (Also, if you have damage/down fence, please repair and/or notify the board of progress). We understand fall is approaching, continue to keep weeds and grass from over growing. If you have a corner lot, the corner by sidewalk and street is still your responsibility as well as along your fence by the street.

Going Digital!!

The board is still working to get the HOA digital!! The board still needs current email addresses and mailing addresses for homeowners/ property management. Please get ahold of the HOA Board and/or the accountant at;

balbookacc@aol.com

Bbcam2@aol.com

Please keep your children out of neighbor's yards and trash. The board is getting complaints about kids playing in other yards and picking through trash. This can be dangerous because of loose rock, loose slate, and unforeseen divots. Trash picking is just as dangerous for other reasons.

REMEMBER

Recreational Vehicles

All boats, RV's, Trailers, Atv's will need to be removed/stored from property by September 15th. If they are not removed/stored by then, the board will start issuing violations. Please contact if any questions