

Kevin Lucas

From: Kevin Lucas
Sent: Tuesday, July 28, 2020 5:22 PM
To: Kevin Lucas
Subject: BLOCK 3 - Friendly reminder of HOA Regulations
Attachments: ARC APPLICATION from Policy 12.pdf

In an effort to help educate the homeowners on the overall operations of the HOA, this email is being distributed to all owners in BLOCK 3 – otherwise known as Cedarwood Circle.

As many homeowners are aware, the Fountain Greens HOA (FGHOA) community is comprised of a total 465 properties. All 465 properties within the Fountain Greens HOA are subject to the FGHOA Governing Documents. There are six autonomous SUB-ASSOCIATIONS (BLOCKS 1, 2, 10, 12, 13a, 13b) that are governed by their own individual Declarations, Governing Documents, elected Board of Directors, and Management | Company. Those six autonomous SUB-ASSOCIATIONS pay assessments to their individual sub-association, which include assessments that are then paid to the FGHOA. Blocks 3-9 are NOT autonomous sub-associations, but rather, are governed by their individual Declarations, under the FGHOA "umbrella". Blocks 3-9 pay assessments directly to FGHOA.

Over the past few years, many ownership changes have occurred within BLOCK 3. There is currently a good mix between new homeowners, as well as a number of original homeowners throughout the BLOCK 3 community. It is our intention that this email will be received as a gentle reminder of the various regulations that are in place, to ensure the overall community continues to be a highly sought-after community within Boulder County. In the recent years, the Fountain Greens HOA Board (HOA Board) has updated the policies and procedures of the FGHOA to be current with state statutes, so it is highly recommended that all homeowners take a moment to review the HOA Governing Documents in their entirety. In conjunction with the HOA Board and the Architectural Review Committee (ARC) of BLOCK 3, the following reminders are provided:

1. **ANY CHANGE** on the exterior of the property requires that an ARC Application be submitted, reviewed, and approved prior to any work being completed. [POLICY NUMBER 12](#) details the process of submittal/review that must be followed.
 - a. An ARC Application is attached for your reference. Each homeowner is required to complete/submit the form with details/sketches/plans of the proposed improvement and send notification to surrounding properties that are within 200 feet of the boundary of the lot. Neighboring properties are not asked to give permission, rather the ARC Committee is tasked with the responsibility to review the project to ensure it follows established regulations, is aesthetically pleasing, will blend in with surrounding properties, and does not place an undue burden on neighboring properties.
 - b. If a homeowner intends to paint their home, it is required that you follow the [paint guidelines](#) for the community. Color Samples are available from the ARC Committee, or by contacting the Management Company.
 - c. **ANY CHANGE**, including but not limited to, additions, changes to landscaping, window replacements, roof replacements, concrete changes, etc. must be submitted for review/approval prior to any work being started. This regulation is in place to ensure that changes are acceptable in terms of the established regulations of the community, and to help protect the overall property values of the community.

- d. The ARC Committee is comprised of homeowner volunteers within the community. The ARC Committee intends to process applications quickly (generally within 7-10 days), but please be aware that more extensive applications can take longer to review. Be sure to submit applications timely, to allow the ARC Committee sufficient time to review and process the application.
2. **All properties in BLOCK 3, are subject to the BLOCK 3 Declaration.** Homeowners have an obligation to follow the regulations of the community. Failure to follow the regulations may result in fines being charged to the homeowner's account. It is highly recommended that everyone review the [BLOCK 3 Declaration](#), but a few of the regulations that are of ongoing concern are:
 - a. Section 6 - ...Vehicles shall not be parked on any common driveway, private or public street. (Simply stated, there shall be **NO PARKING OF VEHICLES ON THE STREET AT ANYTIME**. All vehicles (personal and guests) must be parked in the garage, on the driveway, or parked outside of the Block 3 community.)
 - b. Section 9 - ...No garbage or trash cans or receptacles shall be maintained in such a manner that they are exposed to the view of a passersby in a public or private street. (Simply stated, if trash cans can be viewed from the street, they need to be moved into a garage, or be screened from view with an APPROVED enclosure.)
 - c. Section 9 – No advertising signs of any character shall be erected, placed, permitted or maintained on any lot other than a name plate of the occupant and a street number and a “for sale” or “for rent” sign not exceeding the size permitted in residential areas in the City of Boulder. (Signage regulations are further defined in [POLICY #11](#))
 - d. Section 15 – Each residence shall provide and maintain at least one exterior light at or near the front entrance of the dwelling, which said light shall be operated and lighted during the hours of darkness.
3. **All properties throughout the ENTIRE COMMUNITY, are subject to the POLICIES OF THE FOUNTAIN GREENS HOA.** Homeowners have an obligation to follow the policies of the community. Failure to follow the policies may result in fines being charged to the homeowner's account. It is highly recommended that everyone review the various policies of the community, with particular review of [POLICY #11](#) – Residential Use, Maintenance, and Repair Requirements.
 - a. All Fountain Greens HOA Polices are posted on the HOA Website: FountainGreensHOA.com
 - b. Unpaid Fines and Assessments may be enforced and collected as specified in [POLICY #4](#) – Enforcement of Covenants, Fines and Dispute Resolution Procedures. If a homeowner fails to seek permission from the ARC when required to do so, can result in a fine and the requirement that the homeowner restore his or her property to its pre-violation condition at the homeowner's expense.
4. The Common Grounds of BLOCK 3 (as depicted as light green within the Block 3 boundaries (Outlots M, N, O, & P on the [Fountain Green HOA map](#)) are maintained by the Fountain Greens HOA Board, from the assessments collected from the BLOCK 3 homeowners.
 - a. The ongoing maintenance contract includes the regular mowing, weeding, edging, fertilization, weed control application, pruning of shrubbery, and irrigation inspection/repairs throughout the growing season. Services outside of the ongoing maintenance contract are proposed on a time and material basis.
 - b. The HOA Board, in conjunction with the FGHOA Landscape Committee, Landscape Contractor, and Management Company, propose additional improvements/removals/replacements that are necessary to keep the grounds in good condition.

- c. CEDARWOOD CIRCLE (Outlot Q on the [Fountain Green HOA map](#)) is a private street owned/maintained within BLOCK 3. Snow removal services are regularly contracted once snow levels reach the minimum 3" trigger depth. Snow is not typically removed when snow levels are below the 3" minimum trigger depth.
- 5. The Common Grounds of Fountain Greens HOA (as depicted in dark green areas on the [Fountain Green HOA map](#)) are maintained by the Fountain Greens HOA Board, from the assessments collected from ALL 465 Fountain Greens homeowners.
 - a. The ongoing maintenance contract includes the regular mowing, weeding, edging, fertilization, shrub pruning, weed control application, and irrigation inspection/repairs throughout the growing season. Services outside of the ongoing maintenance contract are proposed on a time and material basis.
 - b. Other services contracted by FGHOA through a variety of contractors include the ongoing maintenance of the 3 retention ponds located in the common areas, tree care/pruning/removals/planting, trail maintenance, doggie station services, and path lights.
 - c. The HOA Board, in conjunction with the Landscape Committee, Landscape Contractor, and Management Company, propose additional improvements/removals/replacements that are necessary to keep the grounds in good condition.
- 6. Board Meetings for the HOA are held on a monthly basis. Homeowners are welcome to attend the monthly Board Meetings, as a HOMEOWNER OPEN FORUM is held at the beginning of each Board Meeting, where homeowners are able to discuss items directly with the Board. Following the Homeowner Open Forum portion of the meeting, attendees are able to remain at the meeting, as spectators and listen to the Board conduct the ongoing operations of the HOA. Board Meeting Dates are posted on the [HOA Website](#).

Should you have any concerns/comments, community members are encouraged to attend upcoming FGHOA Board Meetings. The FGHOA Board appreciates everyone's individual efforts in making the Fountain Greens HOA a premier place to live in Boulder County.

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