

Payment Coupon

Stetson Hills Master HOA

Property Address (this is your account #): _____

Payable in the amount of \$ _____ For the quarter beginning: _____

Send payments to:
Ridgeview at Stetson Hills
PO Box 62218
Colorado Springs, CO 80962-2218
Makes checks payable to:
Ridgeview at Stetson Hills

Quarterly Assessments are 32.50; annual is 130.00
Note: Payments are considered late if received after the 10th, and a \$15 late fee will be assessed.
For information regarding your account, call our accounting department at 314-4503.



STETSON HILLS MASTER

APRIL 2010 NEWSLETTER



We Need Your Help!



The HOA is looking for people who want to make a difference in the community. With a community as large as ours you would think we would have plenty of volunteers, but we don't. There is a Board member position as well as an Architectural committee position that need to be filled. It would require one evening meeting per month and some email correspondence at various times during the month. Please call Diversified at 719-314-4500 or send in the attached form if you would like to volunteer in this capacity.

Do you like meeting new people and having fun? We need 12 volunteers for a "Social Committee". We would like to plan a community BBQ or an Ice Cream Social for late summer. Please call Diversified to volunteer at 719-314-4500 or send in the attached form by May 1.

Upcoming Events

Third Annual Garage Sale
May 8th & 9th
rain or shine

The HOA will provide signs around the main entrances to the community. You can put out your own signs as well, just remember to take them down when the sale is over. Good luck to everyone.

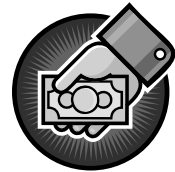


**Community Picnic/
Ice Cream Social**
August 14

This will be a fun and casual way to meet Board members & the management company, and most importantly, your neighbors. This event will not happen without your help! (see the "we need your help" section above) Volunteer deadline is May 1, 2010.

Payment Options

Attached is an HOA coupon for your convenience. These are also available on the website at www.diversifiedprop.com



There are several ways to pay your dues. You can use the coupons, automatic payment through your bank (ACH), or call Diversified at 719-314-4503 and pay by credit card. We have had complaints that people have not received the coupons and therefore didn't know their HOA dues were due. This is no excuse since they are available on the website and can be printed and saved for future use. Direct bill payments should be mailed to PO Box 62218, Colorado Springs, CO 80962. Check with your financial institution to ensure they have the correct address.

Community Night at the Sky Sox!



To show our appreciation, Diversified is sponsoring **Community Night**, a night of baseball, fireworks & fun! Members of our HOA communities can purchase discounted tickets through Diversified.

And, kids 14 & younger can enter a drawing to throw out the first pitch!!

Sky Sox Game
August 27th, 7:00PM
\$5 Upper Reserve Tickets (normally \$9)
\$8 Box Seat Tickets (normally \$12)

Contact Diversified to reserve tickets and to find out how to enter the drawing. Deadline is **August 12**. Call 314-4504 or email us at info@diversifiedprop.com



Community Night sponsored by
Diversified Property Management

Payment Information

Send payments to:
Stetson Hills Master HOA
c/o Diversified Property Management
PO Box 62218 Colorado Springs, CO 80962-2218
Always reference your property address

Contact Information

Board Members:
Dan Butler, President danb@diversifiedprop.com
Sandi Bowers, VP sandrab@diversifiedprop.com
Doug Platt, Treasurer doug@diversifiedprop.com
Taffy Hernandez, Secretary taffyh@diversifiedprop.com
HOA Email Contact: ridgeviewshh@diversifiedprop.com
(P) 719-314-4500 **(F)** 719-578-9140

Volunteer Form

Name _____

Address _____

Phone No. _____

I am interested in serving on:

- Board of Directors
- Architectural Committee
- Social Committee

Please mail back to Diversified Property Management
P.O. Box 62218 Colorado Springs, CO 80962
along with your April dues.

By the Yards



This will be a new section dedicated to recognizing your beautiful front yard landscape. We will list the top 25 addresses that have exceptional yards. Please report your neighbor's green thumb.

The Poop Scoop (at your house & in our parks)

By Ashley Butler, Student Vista Ridge High School



Anyone who has ever had a four legged canine friend in their home knows that they make wonderful companions; however, they also make a lot of messes! When you bought that pet, you signed up for the job to clean these messes up!

What do you think when you go to the park and your toddler goes running for the ball of "mud" wanting to pick it up and throw it? Not a very appealing thought is it? Or when you try to take a walk in one of our parks but cannot without stepping in one of those "mud" piles. Everyone loves to take their dog to the park; I know I do! However, when you do, think about these things:

1. **Uncollected dog waste is recipe for disaster.** It attracts rodents, and unwanted bugs that feed on pet waste and spread diseases. GROSS!! It is also a pain to get off of shoes.
2. **Pet waste pollutes the water!** Pet waste contains large amounts of nitrogen and phosphorus. These nutrients feed and stimulate the growth of algae in water bodies in much the same way as fertilizers help lawns to grow. Every drop of water eventually makes it back to a large body of water. How many of you still think your water is clean and purified? I don't! Let's protect this precious resource.
3. **How many people actually like flies or the constant odor?** Dog poop is the number one attractor of flies! Could you imagine having less of that odor and buzz noise around your house and in our parks because someone actually cleaned up after their pet?
4. **Pet waste is NOT fertilizer!** A commonly mistaken fact, it actually messes up landscaping efforts. Leaving pet waste encourages other dogs to mark that spot which contributes to the problem of "nitrogen burn" in your lawn and in our parks.
5. **SET AN EXAMPLE!** It may seem like a painful and disgusting task, but cleaning up after our pets sets a good example for other pet owners in our community and also for our kids. It helps everyone understand that owning a pet comes with a responsibility. Be part of the solution! CLEAN UP AFTER YOU'RE PET and keep our community looking good!

Message from New Board President

Please allow me to introduce myself. My name is Dan Butler; I've lived in the Ridgeview/Stetson Hills area for almost 4 years. Shortly after moving into the community I volunteered as a community liaison trying to help out where I could in making the neighborhood a great place to live and raise a family. More recently, I served as a member of the Association's Architectural Committee helping others understand the rules that apply when they are making changes to their homes. In December, I volunteered to be a board member and was appointed president of the HOA. I look forward to working for you and our community during my term as President. As I've told the other board members, my goal as president is to find a way to say "yes" to the homeowner if possible. That being said please understand that we can't say yes all the time. We have to follow the rules, covenants and bylaws of the association. As I begin this journey, I'd like to acknowledge a few people for their past and current roles: first of all, I'd like to thank Kevin Curry for his leadership as President of the association and his guidance in helping me assume this role. He's done a great job which only makes my job easier. I will try to pick up where he left off and continue seeking opportunities to improve our neighborhoods and the association. I also look forward to working with our other board members; Sandi Bowers, Doug Platt and Taffy Hernandez as we move forward as an association. Finally, I'd like to acknowledge the hard work from the Diversified Property Management team that keeps us board members straight on the association's requirements.

On a Personal note on how I plan to serve you and my other board members, I'm a firm believer that we are there to

support you as a homeowner in the community, if you have ideas, please don't hesitate to bring them to our attention. If you see problems or opportunities for improvement of the community bring those to our attention as well. I do have one request for all of you, please take the time to look at and understand our HOA Budget. I know at board meetings we tend to get a lot of questions on why we're spending money on certain items. For Example, I remember at an annual board meeting, someone asked why we spend so much money on landscaping. Do you know that we have over 1000 trees and bushes that need trimmed and watered and thousands of feet of fence that needs power washed and stained? This is part of the repair and maintenance portion of the budget. Keeping that landscaping looking great takes a lot of time, effort and money and if we don't maintain them the way you would your yard, we have to replace them sooner than planned at a greater expense. I ask that you take the time to review the budget and the documents on the websites. you will see that we maintain a large amount of assets in the HOA and maintaining those assets cost a lot of money. I assure you, I've reviewed the budget and have asked a lot of hard questions to make sure that we are using our money responsibly and I ask that you do the same. And if you have questions, feel free to email me. There is a link to email me or any other board member on the webpage.

Finally, I look forward to working with the new team of board members in serving our community. I know we have many challenges ahead of us but as long as we maintain our goal of a providing great service to a great community of people I'm sure we will succeed.

Dan Butler

Did you See Our New Signs?

What are parking restrictions? Per the covenants set forth for our community, we are not allowed to park on the street overnight. That's between midnight and 5am. You can request a parking pass for visitors. We are also not allowed to park our boats, RV's or trailers on our lots unless we are loading or unloading. These rules are in place to keep our property values up. Cars parked on the street overnight can lead to more crime. If you have more cars than parking spaces you can request approval to widen your driveway. See Architectural guidelines on our website for more information. www.diversifiedprop.com.

How are your \$\$'s improving our Community?

Many homeowners want to know what we've done lately...here is a list of what we've done this quarter:

- Common area fences are being power washed and stained.
- We added 2 new picnic tables in the Greenhaven Park for your summer picnics.
- We installed 8 Ridgeview Community signs at the entrances to our neighborhood.
- Snow removal from the common area sidewalks after each storm
- Trash removal from the common areas twice per week



If you want no harass, take care of your grass

All lots should have green grass by May 30. If you live on a corner lot, the "tree lawn" area along the side of your home is your responsibility. Sometimes the weeds get out of control in these areas. Remember to shovel the snow from the sidewalk as well, especially if you live near the mailboxes.

Neighborhood Parks Need Your Help



The city has removed the trashcans from the parks. Please be courteous and respectful of your neighbors and remove your trash from the park.

Treat our community parks like our national forest; whatever you take in, please take out. Also, please pick up after your pets.

For more information regarding adopting a park, see our website under "Hot Topics" www.diversifiedprop.com