



# STETSON HILLS MASTER HOA

4TH QUARTER FALL NEWSLETTER

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 719-314-4503.

### New Payment Options



Paying homeowner dues has never been easier than right now! In addition to the many payment options available up until now, homeowners can now pay association dues 24 hours a day, 7 days a week online or by phone at 866.289.5977! Visit the website for the link [www.diversifiedprop.com](http://www.diversifiedprop.com). There is a \$14.95 transaction fee for paying your dues online by eCheck or Visa/MasterCard/Discover. If you setup an auto-pay eCheck account, the fee is only \$2 per transaction.

### Keep in touch with your Community via the Web!

Go to [www.diversifiedprop.com](http://www.diversifiedprop.com) to get news and other information about your community including:

- Architectural/Landscape Request forms
- Updated policies
- Upcoming Meeting announcements
- Monthly financials and budgets
- Your CC&R's

Professionally managed by Diversified Property Management

7834 N. Academy Blvd. Colorado Springs, CO 80920 ♦ 719-578-9111 [www.diversifiedrprop.com](http://www.diversifiedrprop.com)

### 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](mailto:danb@diversifiedprop.com)  
Sandi Bowers, VP [sandrab@diversifiedprop.com](mailto:sandrab@diversifiedprop.com)  
Doug Platt, Treasurer [dougpl@diversifiedprop.com](mailto:dougpl@diversifiedprop.com)  
Taffy Hernandez, Secretary [taffy@diversifiedprop.com](mailto:taffy@diversifiedprop.com)  
Shaune Middleton, Member at Large [shaunem@diversifiedprop.com](mailto:shaunem@diversifiedprop.com)

**HOA Email Contact:** [ridgeviewshm@diversifiedprop.com](mailto:ridgeviewshm@diversifiedprop.com)  
(P) 719-314-4500 (F) 719-578-9140

### A Message from the Board President

In these difficult economic times a decision to increase rates is never made easily. However, as a result of several circumstances, the Board has determined that it will be necessary to increase dues for the Ridgeview at Stetson Hills Master Homeowners Association. The new dues will be effective beginning in January, 2011. The rate increase will be \$13 annually or \$3.25 per quarter. In 2009, the association under budgeted for water by nearly 20%. In 2010, we increased our budgeted amount by eight thousand dollars. Again, we had insufficient funds of almost 10%. These budgeting errors occurred, not as a result of our planning or decisions, but as a result of the City of Colorado Springs increasing their rates in order to pay for the cost of the Southern Delivery System (SDS) pipeline which will deliver water from the Pueblo Reservoir to the city. The SDS will support the new Banning Lewis Ranch development east of Marksheffel Road.

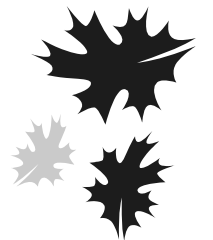
Additionally, the HOA is now responsible for maintaining and developing additional areas including land on the corner of Black Forrest and Dublin and the one half mile strip of land from Poudre to Shimmering Creek. Finally, the HOA needs to purchase additional insurance for areas like Greenhaven Park. We must carry this insurance in order to protect the association from liability from any accidents that may occur in areas that we own. The budget will be posted on the website and a copy will be mailed to all homeowners as part of the annual meeting notification.

As a board, we know that these are difficult times and we strive to keep costs and fees down whenever possible. Thank you for your understanding and support as we work to create a safe and pleasant neighborhood.

### Special Announcement

Our annual meeting will be held on Saturday November 6, 2010 from 10-12 at Skyview Middle School. All homeowners are invited and encouraged to attend. We will be discussing the year in review as well as next year's budget. There will also be an election for a new Board member. This is a 3 year term. There will be an open forum at the end of the meeting for you to ask questions and become more familiar with what's going on in the community. See you there.

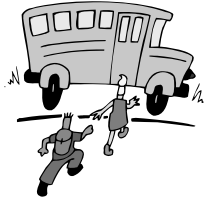
If you are unable to attend please turn in your Proxy form by November 4, 2010. More details to follow.



### Looking for a New Board Member

If you would like to get involved in the HOA, the Board is now accepting nominations for the position of Treasurer. The position is for three years. If you are interested or know someone that would like to volunteer, please send us an email or fill out the bio candidate form you can download from the website. Email [ridgeviewshm@diversifiedprop.com](mailto:ridgeviewshm@diversifiedprop.com)

## Safe Routes to School



You may have noticed the City doing some improvements to our streets. This is part of the “safe routes to school” program. They will be adding medians, crosswalks and in some areas speed tables. The purpose is to slow down traffic. The streets effected by this will be: Uncompahgre, Poudre, Charlotte, Windom Peak, Snowy River, Huerfano, and Shimmering Creek. Please be patient as they upgrade our streets and keep Stetson Hills a safe place to live.



## Jared Jenson Park News

The city park located on Shimmering Creek and Windom Peak is being taken care of by volunteers who don't even live in our area. If you would like to get involved with volunteering for that park please contact Shelley at [friendsofkenjordan@gmail.com](mailto:friendsofkenjordan@gmail.com)

## 1<sup>st</sup> Annual Community Day Fun Fest

On August 14<sup>th</sup> we held our 1<sup>st</sup> annual community day event at Snowy River Park. We could not have asked for better day weather wise. Many families brought a picnic lunch. There were jump houses for the kids and organized games for all ages as well as free raffles throughout the day. Over 500 people took part in the event. The jump houses were very popular with the little ones. A lot of our local businesses donated items for the raffle. The snow cones and cotton candy were so good we ran out before the event was over! Next year will be even better.



## Hail Damage

Major hail damage on July 4<sup>th</sup> caused most of us to have to replace our roofs. This is big business for roofing companies and they like to advertise.

What better way than to put a sign in the front yard while doing the work. Per our covenants, advertising signs are not allowed.

In the future, please refrain from putting any type of advertising sign in your front yard. It makes the neighborhood look trashy.

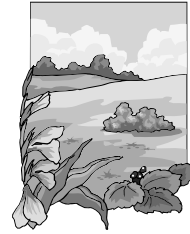


## Visitor / RV Parking

Please call or email Diversified to request a parking permit for visitors who need to park on the street overnight. Parking permits are also available for loading and unloading your RV or travel trailer. Call 314-4500 or email [ridgeviewshm@diversifiedprop.com](mailto:ridgeviewshm@diversifiedprop.com).

Per City ordinance 10.12.101 No person shall stop, stand or park a vehicle except when necessary to avoid conflict with other traffic or in compliance with directions of a police officer or traffic control device, in any of the following places: A. On a sidewalk or pedestrian walking area.

## Dublin Landscaping Update

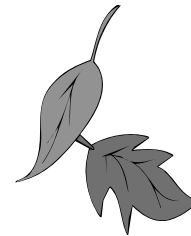


The Board is continuing to work with the City and our attorney to resolve the issues related to ownership and maintenance of Dublin Blvd. Unfortunately, there is little to report since our last update. Disposition of the money from the bonds is still unresolved, and we do not yet know whether the City or the Association will be responsible for contracting for the landscaping. It is still possible the landscaping may begin this year, but it is increasingly unlikely. More likely is that we

can begin in the Spring. In the meantime, there is one positive development – we anticipate being able very soon to begin routine mowing of the weeds and control of the commercial signs so we can at least keep the area safe and not strewn with advertising debris.

In the meantime, and as always, we will continue to stay abreast of the situation, and to keep you updated. We will publish articles in every quarterly newsletter until this is resolved, and we will post any noteworthy breakthroughs on our web site.

## The Holiday Season



As the days start getting shorter and the night's cooler, we realize that the Fall season is upon us in Colorado. Soon the Aspens will be turning to the native Colorado gold and we will take our family treks into the mountains to enjoy the beautiful colors and the early snows... Did someone say "Ski Season?" Thanksgiving and Christmas are not far behind.

The Board would like to take this opportunity to wish everyone a fun safe Fall and happy holiday season with their friends and families.

## Walking is Great Exercise for our Kids

Please remind your child if he/she is walking to and from school to be respectful of your



neighbor's properties and landscape. We have received many complaints about our precious angels doing damage to fences and landscapes on their way to and from school.

## Shoveling Snow Reminder

Cleared sidewalks provide a safe way for pedestrians in our community (especially children, people with disabilities and senior citizens) to get around. Property owners should also be aware they may be held



liable for claims resulting from an un-cleared sidewalk. If you live near the mailbox clusters it is your responsibility to clear that area as well.

