



Payment Coupon

Stetson Hills Master HOA

Property Address (this is your account #): _____

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

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

Quarterly Assessments are \$35.75 or 143.00 annual.
Note: Payments are considered late if received after the 10th, and a \$25 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 asso-

ciation 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. 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 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

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
Taffy Hernandez, Secretary taffy@diversifiedprop.com
Shaune Middleton, Member at Large shaunem@diversifiedprop.com

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



STETSON HILLS MASTER HOA

1ST QUARTER 2011 NEWSLETTER

A Message from the Board President

2010 was a great year...

As I look back at 2010, I want to thank everyone who helped make the year a success. The board members, Architectural Committee, and the volunteers who planned the Summer Bash deserve kudos for what they accomplished. Most importantly, I want to thank the Homeowners for helping us keep our community a desirable place to live. We appreciated the feedback from the homeowners as it helped us manage issues in and around our community....so please, keep the feedback coming. We want prospective home buyers to know that this is a great neighborhood to live in and to raise their families. This year's garage sale and summer bash had great participation and we look forward to both events in 2011.

Also, thank you to those volunteers who helped clean up the parks. They look great! One last note, I want to personally thank Doug Platt for his support and dedication as a board member over the last three years. Well done!

Looking forward to 2011....

2011 is almost here and this should be a big year for the Ridgeview HOA. We plan on having our normal events like the community garage sale and the summer bash (see dates on page 2). As a board, we will continue our collection efforts of back dues and enforce the standards

of the Association. We will strive for progress on the Dublin Road development to help that area of our neighborhood come up to the standards of the rest of the community. We are waiting for decisions to be made by the developer and the city, and are standing ready to act when appropriate. We are looking for volunteers for SUMMER BASH 2011. This is a big project and we need about 10-15 volunteers to plan the event. One of our goals in holding the SUMMER BASH is to make this a fun community for families.



Finally, this year we are making a push to get e-mail addresses for all of our homeowners. This does not mean that this will be our only method of communication with everyone. However, we would like this to put out reminders and announcements of pertinent information. This email list WILL NOT be available to everyone, select board members only will be able to send out correspondences. Finally, I would just like to remind you that when we have our monthly meetings, homeowners are invited to attend. You can just sit and listen to what goes on or you can request to speak if you have an issue that you would like addressed.

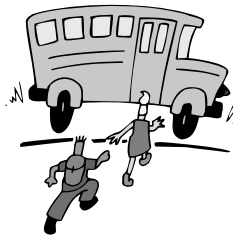
Goals for 2011

- Continue to work with the City on the Dublin Landscape project.
- Work at getting our collections down by 50%
- Organize a landscape committee for Dublin Blvd
- Create more community involvement and events
- Get more participation at the annual meeting

Looking for a New Board Member

If you would like to get involved in the HOA, the Board is now accepting applications 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

New Medians & Speed Bumps



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. If you have any questions regarding this project, contact Mike Chavez with the City Engineering Dept. at 385-5408. Please be patient as they upgrade our streets and keep Stetson Hills a safe place to live.

Shoveling S*!% Reminder!

We mean snow. 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.**



Signs on Mail Boxes



Posting of signs and or flyers on the community mailboxes is NOT authorized by the United States Postal Services. The mail carrier has the authority to pull down any and all signs that are taped to the mailboxes. Please help keep our community clean by not posting un-authorized signs on the mailboxes.

Changes for 2011!

Starting January 2011, yearly dues will increase to \$143.00, or \$35.75 per quarter. Late fees will increase to \$25. Payments are considered late if received after the 10th.

Safe Winter Driving Tips

- Accelerate and decelerate slowly. Applying the gas slowly to accelerate is the best method for regaining traction and avoiding skids. Don't try to get moving in a hurry. And take time to slow down for a stoplight. Remember: It takes longer to slow down on icy roads.
- Drive slowly. Everything takes longer on snow-covered roads. Accelerating, stopping, turning - nothing happens as quickly as on dry pavement. Give yourself time to maneuver by driving slowly.
- The normal dry pavement following distance of three to four seconds should be increased to eight to ten seconds. This increased margin of safety will provide the longer distance needed if you have to stop.
- Know your brakes. Whether you have antilock brakes or not, the best way to stop is threshold breaking. Keep the heel of your foot on the floor and use the ball of your foot to apply firm, steady pressure on the brake pedal.
- Don't stop if you can avoid it. There's a big difference in the amount of inertia it takes to start moving from a

- full stop versus how much it takes to get moving while still rolling. If you can slow down enough to keep rolling until a traffic light changes, do it.
- Don't power up hills. extra gas on snow-covered roads just starts your wheels spinning. Try to get a little inertia going before you reach the hill and let that inertia carry you to the top. As you reach the crest of the hill, reduce your speed and proceed down hill as slowly as possible.
- Don't stop going up a hill. There's nothing worse than trying to get moving up a hill on an icy road. Get some inertia going on a flat roadway before you take on the hill.
- Stay home. If you really don't have to go out, don't. Even if you can drive well in the snow, not everyone else can. Don't tempt fate: If you don't have somewhere you have to be, watch the snow from indoors.

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Community Dates to Remember

- 3rd Annual Garage Sale.....June 3,4, 5
- 2nd Annual Fun Fest!.....August 13
- Annual Meeting.....November 5
- Monthly Board Meetings.....3rd Tuesday of every month,
Stetson Hills Police Station



Be Aware of your Surroundings

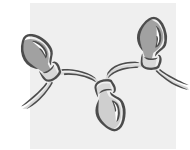
If you see any type of suspicious activity in the neighborhood, please call the Colorado Springs Police Dept. There have been recent home invasions as well as car break-ins. The non-emergency phone number is 444-7000.



Sometimes we have people visit our parks that do not live in the area. If you feel uncomfortable about someone in the park by all means go with your gut feeling and report them to the police.

Wow! Holiday Displays

The board would like to thank everyone for letting the community enjoy their beautiful lights and yard decorations as you show off your enthusiasm for the holidays. As we drove around the Association, we were in awe of some of the holiday displays. We know that it takes a lot of time to put up some of the displays but you did it to show your holiday spirit. There were a couple of snowmen on Cabana that kept watch over the street at night. The lighted penguins lined sidewalks in various places throughout the neighborhood and added a sense of playfulness to the decorations. On Anna Lee Dr, a very tasteful light display was very pleasing to the eye. A lot of blow up yard ornaments greeted evening walkers



as they were out for their exercise or walking their pets. The different types of decorations help show the personalities of the neighborhood and, just as important, show that you care about your



homes. Again, thanks for showing the holiday spirit and who knows maybe next year the association will have a competition for decorations.

2011 Mission Statement

The mission of the Association Board is to professionally and diligently serve the members of the Ridgeview at Stetson Hills Homeowners' Association in an effective and efficient manner through the wise use and management of all resources.

City Street Lights... ON or OFF?

The city of Colorado Springs will soon be turning streetlights back ON, but will consider requests to keep some of those lights OFF. Anyone who wants a streetlight to stay dark is asked to contact the City's traffic engineering division by the end of December at 385-2852.

Tell us What You Think

The Board wants to hear from you. Tell us the best thing about living in an HOA and the worst thing! We will publish your comments (anonymously) and the Board will respond. Email your comments to:
ridgeviewshm@diversifiedprop.com