

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 annually.

**Note:** Payments are considered late if received after the 10th, and a \$25 late fee will be assessed.

For information regarding your account, email our accounting department at [accounting@diversifiedprop.com](mailto:accounting@diversifiedprop.com)

Your email address: \_\_\_\_\_



## STETSON HILLS MASTER HOA

4TH QUARTER 2011 NEWSLETTER

### Note from the President

Finally, summer and heat is just about over and soon the Aspens will be quaking and turning yellow. Hopefully everyone had an enjoyable and safe summer. I want to take this opportunity to thank the community for making our neighborhood look great. Many of you put in extra time and hard work to maintain your lawns after the harsh and dry winter. Also, we saw a lot of painting being done over the summer and thank you for that as well. As a reminder, if you are going to do some lawn work or paint, please submit your plans or colors to the Architectural Committee for approval. For the most part, our community looks great and people are moving into some of the vacant homes. We do have a few problems with weeds, but the Board has a process that we have to follow to take care of such problems. We wish we could just go mow the lawns or take care of the weeds; however, we don't have that authority. Please be patient as we follow our rules of the association in taking care of the properties that need attention. Our property managers continue to monitor and send out notices or fines where appropriate.

### Dues News

The dues will **NOT** be increasing for 2012, but will remain at the same quarterly rate of \$35.75. The 2012 Budget has been approved and is posted on the website. As a reminder, we offer several convenient payment options, including ACH, online payments, or credit card by phone. Please call our accounting department for more information, at 314-4503.



### Special Announcement

Our annual meeting will be held on **Saturday, November 5, 2011** from 10:00 a.m. - 12:00 p.m. 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 one 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 3, 2011. More details to follow!

### Fall and Winter Yard Maintenance

We know last winter was tough on a lot of lawns. We saw the Sod Farm truck in our community more than a few times. We wanted to suggest a few things to do to help your lawn make it to next spring. First, if you haven't aerated your lawn in a couple of years, please do so, as the lawn needs to breathe. Do that in September or early October and then follow up with winterizing fertilizer and water well before the ground freezes. This will allow the roots to grow or take hold before winter. Also, over-seed if you have some thin spots or areas that need some repair. Finally, when there are warm days in the winter and very early in the spring, give the lawn a good soaking again. As long as the water is not draining off of the lawn and into the streets, it is soaking into the sod. It will help the roots get moisture for an early start in the spring. Remember, the time you invest in your lawn this fall will help earn you lush, healthier grass next spring.

### 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

### 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.



Professionally managed by Diversified Property Management

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

**NEW HOA Email:** [info@stetsonhillshoa.com](mailto:info@stetsonhillshoa.com)  
(Direct) 719-314-4500 (Fax) 719-578-9140

### Board Contact Information

Dan Butler, President [danb@stetsonhillshoa.com](mailto:danb@stetsonhillshoa.com)  
Sandi Bowers, VP [sandrab@stetsonhillshoa.com](mailto:sandrab@stetsonhillshoa.com)  
Taffy Hernandez, Secretary [taffy@stetsonhillshoa.com](mailto:taffy@stetsonhillshoa.com)  
Phil Benton, Treasurer [philb@stetsonhillshoa.com](mailto:philb@stetsonhillshoa.com)  
Tom Thomas, Member at Large [tomt@stetsonhillshoa.com](mailto:tomt@stetsonhillshoa.com)

### 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
- The Governing Documents

### Where are my overnight guests supposed to park???

You can request a parking permit for your guests to park on the street while they are visiting. Please send your request via email to [tracy@diversifiedprop.com](mailto:tracy@diversifiedprop.com). We need to know the color and type of car that will be visiting as well as the dates and your address. Your account will be noted and a form will be sent to you to place in the windshield of the car. Parking permit guidelines can be found in the Architectural Guidelines on the website.



### Crime Watch

If you have read the newspaper lately or watched the news, you have probably seen reports of theft and burglaries around the city of Colorado Springs and maybe in our community. There have also been reports of people going door to door posing as carpet cleaners but not having any equipment with them. It's also been reported that a person is going door to door saying they are with the HOA and that they want to take pictures. The HOA does not go door to door for any reason whatsoever. We as a community need to keep a keen eye out to keep our community safe. If you see something that doesn't seem right to you, report it either to the police or to Crime Stoppers at (719) 634-STOP.



### Community Dates to Remember



**Annual Meeting** ..... November 5  
10 a.m. at Skyview Middle School

**Monthly Board Meetings** .....3rd  
Tuesday of every month, at *Stetson Hills Police Station.*

### Volunteering

Thanks to the volunteers who supported the Summer Fun Fest,—it was a huge success! See Tom's Article in this newsletter for the details. If you would like to volunteer to assist the HOA in planning events or helping out in the community, contact Tracy at the Diversified office at 314-4500 or come to a Board meeting.

### We are now on Facebook...

Check us out, just type in Ridgeview at Stetson Hills and request to be friends. This is a great place to send us your feedback, tell us if you like something or don't. It can also be a place to get your questions answered. Questions like, "why are all the speed bumps being put in around the schools?" Or, "what is the status of the Dublin sidewalk project?"

### Fun Fest Update

The 2nd Annual Fun Fest was held on Saturday August 13 and we had a beautiful, sunny day and a huge turnout. Our volunteers helped set up at 9am and they set up the tents and organized and delivered items to make everything ready by noon. There were bouncy castles and a football challenge, a DJ, cotton candy and 3 snow cone machines, a face painting tent and games, many vendors that helped sponsor the event, as well as a tent that held the Diversified family and HOA Board members that handed out raffle tickets and answered questions. The cotton candy was a hit and ran out too fast and even the snow cones ran out by 3pm. The face painters were a HUGE hit and there was still a line after all the other tents and games had been shut down. We posted pictures on our Facebook site (Ridgeview at Stetson Hills) and we have received a lot of positive feedback. We hope to make this even bigger next year with your help. If you want to volunteer next summer let us know; we welcome all ideas and help. Thanks again to our volunteers especially Cris & Andrea, Rainna and her family, and Andi for giving their time to help give the community a joyful and fun time.

### Dublin Landscape Project Update

Hopefully most of you have seen the sidewalk and median work that has been going on Dublin Blvd. This is the first part of the Association's Dublin Project started this summer and so far it looks great. We continue to work with the city and we have contracted to have the landscaping started in September to hopefully be completed by early December. Soon this will be completed so that all can enjoy their daily exercise along a nicely landscaped additional area of our community. While the city is paying for the majority of the work, the Association has had to pay almost 100K to ensure that the landscaping meets city requirements. Thanks to the creative decisions of the Board and the Dublin Landscape Committee, the HOA's share of this project is being done without raising any dues or applying any additional assessments to the community.



### 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 uncleared sidewalk. If you live near the mailbox clusters, it is your responsibility to clear that area as well.