



# UnawEEP Heights Home Owners Association

Fall 2019

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### UHHOA Board Members

Robert Larimer-President  
 Jerry Rollins-Vice President  
 Tom McKenzie-Treasurer  
 Jim McKenzie  
 Chris McGillivray  
 Jeremy Triebwasser  
 Michelle Jarvis-Secretary

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## New Facebook Group

UNAWEEP HEIGHTS HOA

Closed Group 

**Closed groups** are more exclusive. Like public **groups**, everyone can search for and view the name, description and member list of a **closed group**. But users can't view the **group's** content until they become a member. To join a **closed group** you have to be approved by an administrator or invited by a current member.



Look for our letter inviting our UnawEEP Heights HOA members to join our group. An invitation/notification with a short survey will be sent to Homeowners. Once completed, a Facebook Admin (Current Board Member) will accept and notify you of your access to our Homeowner's Association Group.



### Important Dates:

- |                          |                            |                                |
|--------------------------|----------------------------|--------------------------------|
| 10/31 Irrigation ends    | 11/2 Daylight Savings ends | 11/28 Thanksgiving             |
| 10/14-15 SD 51 no school | 11/25-29 SD551 no school   | 12/23-1/6/2020 SD 51 no school |
| 10/31 Halloween)         |                            |                                |



### Get the outside of your home and lawn ready for winter

It goes without saying Colorado homes can take a beating during the winter months.

Cultivating a beautiful landscape and protecting your home's exterior is a lot of time-consuming work, and there's no getting around it; however, you can labor more efficiently by mastering a few shortcuts.

**Preparing Your Lawn & Garden:** Rather than relying on a certain month as an indicator, use autumn leaves as your guide. When the leaves begin to fall steadily and plants begin to turn brown, it's time to begin preparations.

#### September

- Pull weeds, including the roots
- You can sow, patch and repair the lawn until mid-September
- Trim your hedges for the last time, but wait for the end of their flowering before pruning

#### October

- You can plant your bulbs and perennials for your next Spring bloom
- Make a final lawn mowing, but cut on the highest setting. Longer blades of grass protect the roots during winter
- Prune trees and cut any dead branches if necessary

#### November

- Feed the lawn with a thin layer of soil
- Protect fragile garden beds from colder temperatures with a fresh mound of dirt or manure
- Use a plastic veil to protect plants from the winter frost. The veil is permeable to air and water, and produces a greenhouse effect that protects against dehydration

Clean gutters and downspouts, removing any leaves and debris to diminish any backups.

#### Final Steps

When temperatures dip below freezing you must protect the sprinkler systems. Doing this is very important because water expands when it freezes. If there is water in your irrigation system when it freezes, expansion can break the pipes and valves, and if this task is not done properly, and damage occurs, you'll end up paying much more than you bargained for.

*Resource: September 25, 2014 by bdeyoung*

### Daylight-saving time ends

- Turn your clock back one hour tonight before going to bed.
- It's also time to change batteries in your smoke detectors.



1 1/2 Daylight Savings ends

**Whether it's your home or business, even a little effort can be very useful to protect and prepare your Colorado real estate for next spring.**

(ACCO) UnawEEP Height Homeowners Association Architectural Control Committee Guidelines for Additions, Alterations, Landscaping, Fencing, Unattached Buildings and Other Related Structures in the UnawEEP Heights Subdivision. Updated November, 2018.

General: Our homes are often the most important investment many of us make in our lifetimes. The value of that investment is, for many, an important step in our life's goals. One of the primary goals of the UnawEEP Heights Homeowner's Association (UH-HOA) is to make sure the home values in our HOA retain their maximum values balanced with the enjoyment of the homeowners and their rights to maintain a property as they best see fit. If you are considering changing the external appearance of your property, you need to be aware of the guidelines, rules and regulations that are in place for the HOA. Failure to follow these guidelines may result in your having to remove or alter a structure or risk fines and other penalties. ACCO worksheets are available on the UHHOA website: <http://unawEEPheightshoa.com/>

Please submit your ACCO worksheet for immediate review and approval

<http://unawEEPheightshoa.com/wp-content/uploads/2019/01/UH-HOA-ACCOWorkSheet11-2018.pdf>

## Why a Homeowner Association?

**Q: What are some reasons a home owner might want to live in a community with an HOA, versus one that has no HOA?**

**A:** It all comes down to what kind of person you are, and how you feel about your property. Are you a real gung-ho property-rights kind of person, where nobody can tell you what to do with your own property? Or are you more of a live-and-let-live-type person who really doesn't care much? It's all about what you're most comfortable with.

There's a risk factor to your property's value when your home is in a neighborhood without an HOA. In contrast, the odds favor the house that's in a neighborhood with an HOA as far as maintaining or increasing the property's value. And if you want proof of that, just look at any covenant-controlled community of single-family homes in Colorado, and then go drive through a non-Homeowner Association neighborhood.

If you live in a neighborhood governed by an HOA, it's always a good idea to attend the meetings or even volunteer to join the board.