

# Ponderosa Ranch HOA

Newsletter  
Summer 2018

## HOA MANAGEMENT

Your current board of directors are Nic Spatafore and Lori Love.

We are currently seeking one more person to be on the board of directors. If you are interested in being on the board please contact Lori or Nic.

The board positions are voluntary and take a commitment of time and effort to manage our subdivision. Please do your part by adhering to all of the covenants. The most common issues we have are:

- **Dues:** Your dues go toward the maintenance and improvement of the common areas and are assessed and due in January. They are subject to late charges and your property can also have a lien placed against it for unpaid dues.
- **Street Parking:** Please do not park your vehicles, trailers, boats, etc. on the street. This is a safety issue regarding the many children in our subdivision and residents regularly parking in the street are subject to fine. (*This does not include visitors.*)
- **RV Storage:** Your boats, campers, camper shells, 4-wheelers, etc. may be stored next to your house.
- **Landscaping:** Our covenants are very clear on landscaping requirements and weed control. Those residents not in compliance are subject to fine or involvement by the board to maintain the property and charge the expense to the homeowner. Front yards are to be 1/3 grass, and must be maintained by watering and mowing, as well as promptly pulling weeds.
- As a reminder HOA Covenants state that vehicles are not to be worked on in the driveway.

As it is Summer time there are a lot of yard sales being held. Would you be interested in having a one day Community Yard sale for our subdivision? If so then call or text Lori at 970-596-9253, or send an e-mail to "lori.squiltz@yahoo.com", and let her know what Saturday in the Month of August or September will work. When a day is picked then a notice will go out to the residents and an ad will be placed in the newspaper.

A gentleman who has property behind Hemlock is asking for an easement to the swamp for runoff water which may be produced from storage sheds he would like to build. He would go through the lawn to get to the swamp and said he will replace what gets torn up. The Board is opening this decision up to the homeowners. Please contact Nic or Lori with your thoughts by calling or texting.

Nic: 719-367-4773

Lori: 970-596-9253

Call or text. A decision will be made after hearing your thoughts.