

COUNTRYSIDE NORTH HOA NEWSLETTER

Volume 2, Issue 1

April - June, 2011

Your dues are due (*again*)!!

Quarterly dues are due on April 1st!

Did you know there are several ways to pay your dues? **\$34.38** is the current quarterly amount, which is due in January, April, July, and October. The dues were increased by 10% as of the Annual Meeting (see page 3 for details). Here are the ways to pay your dues:

- ❖ Mail payments to: Diversified Property Management, PO Box 62218, Colorado Springs, CO 80962-2218
- ❖ Pay over the phone: 719-314-4503 or 719-314-4505
- ❖ Pay online at www.csnhoa.com, click on payment information, then online payment, then pay online. Things to know are that an online check has a \$2 fee, Visa, MC, and Discover are also accepted, but have a \$14.95 fee. The fees are by the 3rd party processing company, not Diversified Property Management or the HOA.
- ❖ ACH (Automated Clearing House)-Please call Diversified Property Management at the numbers above to set it up. No fees!!

Current Events & Reminders

Things going on in our neighborhood

- ❖ **New Board Members!**
 - Cecilio Soto-President
 - Lindsay Langdon-Vice-President
 - Jason Munoz-Secretary/Treasurer
- ❖ **Next board meeting**-see page 2 for information.
- ❖ **Holiday Decorations**-Please note that holiday decorations may be displayed 30 days prior to the holiday and shall be removed within 14 days following the holiday.
- ❖ **Trash containers should not be visible from the street.**
Please remember to put them away at the end of your trash day.
- ❖ **Landscaping**-Diversified will be sending notices to owners who have yet to complete their landscaping (or who have not submitted their plans) within the allotted six months from the closing of their home. Have you finished your landscaping, but did not submit a plan? You still need to turn it in! If you have been in your home for six months or more and have not submitted a plan with an estimated completion date or completed the landscaping by June 15th, 2011, a notice of violation will be sent and fines may result. Take advantage of this time, and get your landscaping completed. It is not fair to other owners to have your soil eroding onto their property! Just how much landscaping are we talking about? Just the basics, grass and/or rock, so that we have some erosion control, not just decorative landscaping. You must submit plans before any work is done, for any landscaping. Please check your covenants to make sure you are in compliance! See plan submission info on the next page.
- ❖ **Do you own a dog?** If so, remember they need to be on a leash, if they are not in your fenced-in yard. There are several dogs roaming the neighborhood, and Animal Control will be called, if they are loose!

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Board Meeting Announcement!

The next board meeting will be held on **Tuesday, April 5**, at **6:30pm**, at 11075 Falling Star Rd (The Langdon's House). All homeowners are invited to attend! ***If you cannot attend, please turn in a proxy to any board member, or fax to Diversified at 719-578-9140!***

Landscaping Plan Submission Info

- ❖ Draw a picture of what you plan to do, showing grass, mulch, rocks, trees, shrubs, fences, etc.
- ❖ Mail or fax the plan to:
Diversified Property Management
PO Box 62218
Colorado Springs, CO 80962
Fax-719-578-9140
Phone-719-314-4501 (call if you have questions)
- ❖ All plans are reviewed on the 10th and 25th of each month.
- ❖ Once your plans are approved, you will receive a letter of approval in the mail. Letters are sent out the day after plans are approved.

****Speeding****

With the approach of Spring and Summer, we will be seeing more children outside playing. These little people do not always pay proper attention to their location and suddenly dart into the roadways. Please keep your speed at the posted speed limit (25 is posted in our neighborhood), or below and watch for all pedestrians, balls, bikes, pets, etc. Let's all have a safe Spring and Summer!

Year End Financial Review

At the end of the year, there was \$2850.05 left in the operating account and \$2404.44 left on the working capital account. There is \$2319.95 in Aged Receivables that is owed to the HOA from homeowners not paying their assessments, late fees, attorney fees, and fines. The Board will be using the money that is in operating and working capital account to xeriscape Track D on Falling Star, in or around the middle of April.

Quarterly Landscaping Award!

The Board will be on the lookout for the nicest yard! Even with snow, keep up your property and we'll give out an award!

CALENDAR OF EVENTS

BOARD MEETING

11075 FALLING STAR RD.

APRIL 5, 2011 AT 6:30 PM

Come talk to the Board about any questions or concerns, see what the Board has planned for this year, and anything else that needs discussion. Please turn in a proxy if you cannot attend!.

LANDSCAPING PLANS/COMPLETION DUE

JUNE 15, 2011

Don't forget to turn in your plans and have your landscaping completed by this date!

NATIONAL NIGHT OUT

AUGUST 2, 2011

Come out to a block party...more info coming in the next newsletter!

Do you want to lower our quorum?

If so, please come to the next board meeting, or fill out your proxy form that was mailed to you from Diversified Property Management recently. What will this do? *By lowering the quorum, to 10% of the homeowners, which equals about 10 homeowners at this time, we would only need that many present at meetings (or by proxy) in order to approve minutes, budgets, or any other items.*

This is YOUR Newsletter!

Please let Lindsay (or any board members) know what you would like to see in YOUR newsletter! We want to keep it interesting. Please email your ideas, articles, news information, or any topic you would like to see included to lindsaylangdon@aol.com. If you would like to assist in putting the newsletter together, or even distributing it, please contact her at the above email address.

Join us on Facebook!

Search for "Countryside North HOA" and click "Like". We will update current events, share landscaping tips, or any other reminders that we see need to be addressed. You can send us (the Board) your ideas for neighborhood get-togethers or anything else on there. It's new, and there's not much there, but come check it out!

Treasurer's Corner

Many of you who were not in attendance at the Annual Meeting may be wondering why our dues were increased by just over \$1 a month. First, here is a quick breakdown of the budget:

- ❖ **Income**-Pretty self-explanatory. We budget for receiving dues based on the number of owners in the community.
- ❖ **Management Services**-This is the fee for administering the business of the Association and collecting of dues. It is \$7 per month, per house. One question we hear is, "How is this different than the Administrative Fees?" See below for the answer.
- ❖ **Tax/Audit Preparation** - This is money we budget to have our taxes done every year.
- ❖ **Legal Services** - Self-explanatory again. We budget to pay attorney fees for delinquencies.
- ❖ **Insurance** - By law, the Association must carry certain professional insurance coverage.
- ❖ **Postage** - Every time we send a letter about meetings, late notices, etc, it costs us.
- ❖ **Admin Fee & Supplies** - Per our Management Agreement with Diversified Property Management, the management services are only related to the collection of assessments and managing the expenses above. The Admin fees are for collecting delinquent dues, collecting fines, etc.

The 2 line items that each owner can directly influence to cut costs are the administrative expenses and the legal fees. If everyone paid their assessments on time, and did not generate violation notices, the money we are spending now to collect these amounts would go right to the bottom line or right back to us in the form of reduced assessments.

- ❖ **Reserve Fund Contributions**-The increase to the assessments will help pay for common area improvements, previous years losses, community events, and collecting past due accounts.

Financial Plan

What we've done this year to cut costs are as follows:

- ❖ We will be improving the landscaping at Tract D, which is the common area on Falling Star that leads to the City footpath. Currently, the area is mostly weeds and the Association has decided to invest in Xeriscaping this area in April. This will save us \$300 a year, or more, as it will not cost anything to maintain this area. There is the initial cost to perform the work, and that is one of the reasons to increase the dues in order to recover that cost. As the community gets developed, the other areas the Association is responsible for could be landscaped in a similar manner. Most importantly, in regards to landscaping, the Association needs to do everything in its power to maintain its properties the same way we all expect each other to maintain our own yards.
- ❖ We have decided to self-perform the newsletter which saves another \$300 per year.
- ❖ Delinquency Rate-We need to get this under control. As of the end of December, 25% of the owners in the community owe some type of late fees, fine fees, or have simply not paid their dues at all. The total amount still owed to the HOA as of 12/31/10 was \$2319!
- ❖ Last year, 25% of our total income was from late fees, fines, and recovered legal fees. 48% of our expenses went to collecting this money. How much do you think it will cost to collect the remaining \$2319?

We, as homeowners, and no one else, determine if we will save, or lose, money. Let's get our neighborhood back on track. If you have any questions or concerns, please come to the next Board meeting (see page 2).