

# *The Heights at Templeton Newsletter*

## A BIG THANKS....

*To all the owners that participated in the community wide garage sale. Also, thanks to Bart Mann for posting it on Craig's List. The Board and Management also want to extend a big thank you to all homeowners who continue to maintain the Heights at Templeton Covenant Standards.*

## **Fall Maintenance for Lawns:**

Landscapers recommend watering the lawns as long as possible to ensure that the roots have enough moisture during the winter months. This along with fertilizing in the Fall will help prevent winter kill. "The benefits of fall fertilizing include a healthier turf before winter, a healthier root system, and stimulating a turf that greens up earlier in the spring without excessive top growth. Fall fertilization produces dense, green spring lawns without the mowing chores that come with spring fertilization. It should be a part of every good lawn care program." (colostate.edu)

It is a well known fact that the soil in the Heights at Templeton Community is poor. Colorado State Extension has some quick facts on Soil Amendment:

### **Quick Facts...**

- Soil amendments improve the physical properties of soils.
- Amendments are mixed into the soil. Mulches are placed on the soil surface.
- The best soil amendments increase water- and nutrient-holding capacity and improve aeration and water infiltration.
- Wood products can tie up nitrogen in the soil.
- Sphagnum peat is superior to Colorado mountain peat.
- When using biosolids, choose Grade 1 biosolids.

A soil amendment is any material added to a soil to improve its physical properties, such as water retention, permeability, water infiltration, drainage, aeration and structure. The goal is to provide a better environment for roots.

To do its work, an amendment must be thoroughly mixed into the soil. If it is merely buried, its effectiveness is reduced, and it will interfere with water and air movement and root growth.

The above information is to give some quick facts. If you want more information talk to your local gardening companies or visit the site where the above information came from: [www.ext.colostate.edu](http://www.ext.colostate.edu).

## Please Consider Running for the Board....

The Board of Directors would like to encourage owners who live on Sunset Ridge, Rock Vista or City Vista to be a nominee for the 2009 Annual Meeting. We have one position that will be up for election and it is the Board of Directors desire to have at least one homeowner from the West side of Heights at Templeton.

## WEBSITE NEWS...

Do you have questions about the Covenants? Architectural Guidelines? Who is on the Board? How can I contact the Board or Management Company?

The answer to all of the above is the website, go to:  
[www.heightsattempletonhoa.com](http://www.heightsattempletonhoa.com)

*Annual Meeting is fast  
Approaching.....*

*Date and Time:  
December 21<sup>st</sup> at 6:00 pm*

*Location:  
Police Station located at:  
4110 Tutt Blvd*

If you have not already given your email address for obtaining the newsletter via email please go to the above website address and click on the tab HOA News and then "click here" will open up a questionnaire, fill it out and send it in and we will get you on the list.

From the office of Z&R Bookkeepers:

The Post Office recently changed the way that they do the mailing. They have cut down sorting of mail from 19 times per week to 5, so there is an increasing problem with homeowners not giving them selves enough time to get there payments to the lockbox therefore we are having an increase in late fees being posted many have experienced that the time frame in mailing the dues in before the due date is not reaching our offices in time. Please ensure you give adequate time so that you do not get a late fee. The Heights at Templeton dues are quarterly with a late date of the 15<sup>th</sup>. **FIND THE FORM ON THE WEBSITE FOR AUTOMATIC WITHDRAWAL THROUGH Z&R UNDER OWNER INFO TAB.**

## LIGHTS OUT....

Please report any street lights that are out to Colorado Springs Utilities. The Management Company does not drive through the community in the evenings or early mornings so is not able to know whether lights that have been reported to be out are fixed. Management is more than happy to call in with the information but in order to know that it has been done it is asked that the owner(s) who does report a light out to Linnea Mellinger please follow up with her so she knows if further action needs to be taken. Please note the number on the pole because Colorado Springs Utilities does need that number to put the work order in. It generally takes 6 weeks or less to complete work.