



*Heights at Templeton – Homeowner’s Association*



A BIG THANKS.....

*To the Board of Directors volunteering their time to take care of HOA matters! Thanks for attending the meetings and answering the emails on subjects that are timely issues needing to be addressed in-between meetings.*

YOUR BOARD OF DIRECTORS:

At the Annual Meeting in December there were two positions needing to be filled. The new Board is:

- Bob Hauptman- President
- Heather Kelly- Vice President
- James Wade- Treasurer
- Frank Yarberrry- Secretary
- Brian Chester- Director at Large

**When Does the Board of Directors Meet?**

The Board of Directors meets on a quarterly basis on the fourth Monday of the month:

- June 22<sup>nd</sup>
- September 28<sup>th</sup>
- December 28<sup>th</sup>

The meetings are held at Z&R Property Management, 6015 Lehman Drive Suite 205, and the time of the meeting is 4:00. If you want to attend please call to ensure meeting is still scheduled.

*???***Volunteers Anyone???**

There is a section of rock between two homes right across from the Park that needs to be attended to. While it is owned by the City the HOA is having a hard time getting the area cleaned on a regular basis. Please call Linnea Mellinger if you are interested in cleaning the area when necessary. Z&R Phone number is 594-0506.

**Electronic Funds Transfer with Z&R Property Management**  
Request your form today and get signed up to have your quarterly dues paid automatically the 2<sup>nd</sup> day of every Quarter (January, April, July, and October). Another option is to set up thru your bank to have the quarterly payments paid thru online bill pay. These days the less one has to remember, especially things that come up every 3 month throughout the year, the better!

**COVENANT ITEMS TO BE AWARE OF:**

▼ **LANDSCAPING:** Please take the time to do the routine maintenance of maintaining your landscaping-in the front and in the back. It is easier to do preventive maintenance then to fix the damages of neglect. It is required that your front lawn and your back lawn be landscaped.

▼ **PAINTING THE EXTERIOR OF YOUR HOME:** Paint protects siding from moisture, intense sun, wind, and other damaging agents. In Colorado's harsh climate, most paint jobs last ten years or less. Maintaining the paint on your home not only protects your investment, but it also adds curb appeal and can increase resale value. Many realtors insist on a fresh exterior paint job to help market the property. Companies to consider: A Quality Paint Job #660-8611; DeCarlo Painting #495-1300; Hammerhead Construction #896-0616.

▼ **TRASH CANS:** Please ensure that lids are on tight and that you store your trash container in the garage or behind the fence out of sight.

▼ **PARKING ON THE STREET:** the **primary storage area for vehicles is in your garage**. We are also asking that those of you that have more vehicles than garage space will store their vehicles in the **driveway of your home**. This is especially important for those of you that live on bends in the road as around these curves are greatly reduced by vehicles parked on the street due to visibility.

▼ **ACC APPROVAL PRIOR TO DOING EXTERIOR CHANGES:** Please ensure that if you are building a deck, installing a shed, changing out your landscaping, etc a plan must be submitted and approved prior to any work being done.

## **UP and Coming Events**

### *Community Wide Garage Sale*

Two days to get rid of all the things that you have stored in your home but no longer have a use for:

**MAY 8 and 9**

TIME:

**8 AM to 3 PM**

ALSO CHECK OUT THE NEW LAYOUT OF THE HEIGHTS AT  
TEMPLETON WEBSITE: [www.heightsattemptletonhoa.com](http://www.heightsattemptletonhoa.com)

HAVE A SAFE AND FUN SUMMER!!