

The Heights at Templeton Newsletter

A BIG THANKS....

To Mrs. De Turk who put on her garden gloves and came out with trash bags to take care of the rock area right across from the park. I along with Mrs. De Turk's help was able to clear the area that was overgrown with weeds. Your help was greatly appreciated and saved the Association a cost that really is not the HOA's responsibility. One more **big** thanks to all who have wrote in for ACC approval and to those who have responded positively to the violation letters sent out and doing your part in keeping the Heights at Templeton a beautiful place to live. To the Board of Directors thank you for volunteering your time and answering quickly to the various HOA matters that needed to be taken care of between meetings!

Community Cornerstone



~ Cornerstone Quote ~

“Communities that look successful are most likely to be successful”

Covenant Control

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Do you see things in the neighborhood that may be or is against the Heights at Templeton covenants? Get involved and send in your complaint, yes, I like hearing the complaints. It is important though to **not** sign it anonymously it really helps if I can talk to each owner writing in for many reasons: clarification, more information, status for the owner with the complaint if it is something the Board of Directors and Management Company is working on or to simply say thank you and it will be checked out.

All letters are confidential and names are not mentioned.

Grass Care Information For the Community:

Many lawns in the area this summer suffered from winterkill and I thought I would research and give the community ways to deal with different lawn care problems. In my research the one website that really provided all and more than what I needed was the Colorado State University extension webpage; www.ext.colostate.edu. When you get to the page do a site search for lawn care. This is also a good site for picking the right type of grass and bushes for our area.



MARK YOUR CALENDAR:

The Heights at Templeton Annual Meeting is coming up December 18, 2008 at the Police Station on Tutt Rd from 6:00-7:00. Want to volunteer your time on the Board please give me a call and I will put you on the Ballot.

The Heights at Templeton Budget...

As you review the budget for 2009 you will see that the reserves for 2009 are lower than previous years. This is due to the cost of the operating expenses increasing (trash service, legal, etc). While the dues are not increasing this year the Board of Directors is anticipating the need to increase dues to cover operating costs. The cost of living is going to continue to go up and the Association will have no choice but to raise the dues in 2010.

VOLUNTEERS.... ANYONE?

Community involvement can go along way in keeping an HOA strong:

>>> Would anyone be interested in forming a Neighborhood Watch Group?

>>>Want to welcome new owners in the community? Call Z&R Property Management if interested in doing this. The number is 594-0506.

>>>See someone's yard needing some work? Extend a helping hand pull some weeds or mow a lawn and connect with those in need.

>>>Do you have something to share that can go into the Spring/Summer newsletter or is there an HOA topic that you want answered and shared by the community? Send it in.

On behalf of the Board of Directors and Z&R Property Management we wish you all the best this holiday season and a blessed New Year with new aspirations to carry you through the New Year.

??WANT TO RECEIVE THIS BY EMAIL??

The cost to do this newsletter can be reduced with your help! Please send in your email to me at Linnea@zandrmgmt.com requesting to get this by email.

