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### UPCOMING MEETING DATE

*Annual Members Meeting:*  
November 7th at 6pm in meeting room 2959

### CONSTRUCTION LOAN UPDATE

**ASPHALT:** MacDonald Paving had an opening and offered almost \$12,000 off the project. This has been completed and we thank you for your cooperation during the car shuffling and Xeriscape Garden commute. Total cost \$102,000.

#### **SHINGLE REPLACEMENT SELECTIONS:**

Cheyenne Mountain Roofing

Brava Shake Shingle

Weathered Color

Total Estimated Cost: \$772,559.54



### **FRONT GATE:**

The front gate is very old and no longer meets current safety requirements. Also, the parts for the current motor are no longer manufactured. The cost to replace the gate operation system is \$6,839. A community member suggested we not fix it at this time due to our financial situation and revisit the need in Spring. Board and members present voted and agreed.

**LANDSCAPING UPDATES:** Peggy Peasinger continues to chip away at some of the landscaping needs around the community. Thanks, Peggy! If you are willing to contribute funds to help with future projects, please contact her at ppeasinger@yahoo.com

**SNOW REMOVAL:** We have gone back to Unlimited for the upcoming season. Please note the thresholds have been changed to 1" on sidewalks and stairs and 2" on asphalt. These thresholds must be met for them to come shovel and plow. If you feel unsafe or uncertain during snowfall, please contact Tammy and she will ask one of the Board to assist you, if possible.

### **VEHICLE REGISTRATION:**

In the case of an emergency, to maintain our community, and to contact owners (if necessary) during construction projects, the Board is asking all owners and/or renters to provide their vehicle details.

If you haven't already, you will receive a link in an email to provide this information.

If you don't have email, please contact Board Member Aimee Haywood at 719-243-4606 with:

Your Name, Renters Names, if applicable

Unit(s) you own

Vehicle(s) Color, Make, Model and License Plate

With the shingle project upcoming, we appreciate your cooperation on this.

## Summary of Meeting Held on October 3, 2023

- Community currently does not qualify for FHA Recertification due to amount of \$ in reserves
- Board approved gutter cleaning to be done after all leaves have fallen. All Year Gutters will do this work for \$1452.
- Board approved to replace two plumbing lines in 2949 at cost of \$5,500
- Board approved reimbursement of \$426 to 2963, but did not approve replacement of flooring yet as first bid was way too high.
- Board approved bid for clean out at 2949 for Leos to do the work pending clarification on whether or not juniper needs to be removed in order to complete the work. Cost is \$4,200.
- 2 Garage Buildings are currently leaking but concrete issues are preventing completion of fix. Board is reviewing how to proceed.
- Needed Fence Repairs at multiple residents were discussed. Board agreed to wait until Spring to review these again, community members present at meeting agreed
- Sinking landscaping was reported at 2909. Board and Olive will do further investigation
- The proposed 2024 budget is being worked on by Olive and the Board. It will be mailed out with the Annual Meeting Notice.

## Looking for Volunteers

At times, it may be necessary to contact residents quickly. We would like to ask for volunteers to be a "Building Representative". What this means is that if a quick notification needs to go out, Olive or the Board would contact each representative who would then communicate to the residents in their own building.

Examples of a possible contact needed would be to move a car, construction schedule changes, or something urgent like a possible issue in the community.

If you would be willing to be your building representative, please contact Aimee at [aimeesplace@gmail.com](mailto:aimeesplace@gmail.com) and let her know. She will need the best phone number to reach you and your email address and what building you would like to represent. Thank you!

## OWNER RESPONSIBILITIES & REMINDERS

- If you rent or sell your unit, you are responsible for providing current community bylaws to your renter or buyer.
- If you rent your unit, a copy of the lease must be on file with our property managers, Olive.
- If a problem comes up in your unit, your first step should be to contact Olive. They can help determine if it is HOA or Owner responsibility.
- If you hire your own contractor to do work on your unit, and said work is HOA responsibility, you could be responsible for the cost if Olive and the Board were not consulted prior to work being done.
- All contractors used must have a commercial license.

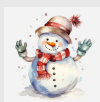
*Just for Fun*

### WINTER RECIPE

#### Peppermint Bark

##### Ingredients:

12 oz semisweet chocolate chips  
16 oz white chocolate chips  
1/2 tsp peppermint extract  
3/4 cup crushed candy canes



- Place the semisweet chocolate chips in a medium bowl and microwave for 30 second increments until melted. Stir until smooth.
- Spread the chocolate into a roughly 9"x 13" rectangle on a piece of parchment paper. Place the chocolate in the fridge for 15 minutes to set.
- Place the white chocolate chips in a medium bowl and microwave for 30 second increments until melted. Add the peppermint extract and stir until smooth.
- Spread the white chocolate over the semisweet chocolate layer. Top with candy canes. Let harden in the fridge for about 20 minutes or until the chocolate is completely set. Remove from the fridge and let the bark sit at room temperature for about 10 minutes. Cut or break into pieces and serve.

### PROPERTY MANAGEMENT

Olive Real Estate Group  
Tammy Bannister  
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102 N. Cascade Avenue, Suite 250  
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### HOA BOARD MEMBERS:

Kurt Schroeder  
Lauren Hawkins  
Aimee Haywood  
Mark Enell  
Robin Guinan

[www.camelbackvillagecondos.com](http://www.camelbackvillagecondos.com)