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UPCOMING MEETING DATE:

August 15th at 6pm in meeting room at 2959
Shingle replacement options, Samples will be available to view, Proposed Timelines for Work, Discussion on other needed projects.



CONSTRUCTION LOAN UPDATE

The HOA Board would like to thank you for your patience.

Tammy with Olive has been hard at work communicating with potential contractors, engineers, and vendors for this large scale shingle replacement project. We encourage you to attend the meeting on August 15th for more details, but in the meantime, we wanted to quickly mention a few points.

The products discussed as a community at a previous meeting were: Shake Shingles, Stucco, Asphalt and a Steel Roofing material. **The major points** the Board feels are important regarding any option are: Warranty on labor as well as the product itself, installation costs, availability of product, availability of contractor, fire rating, hail rating, ongoing maintenance costs, engineer and contractor recommendations, and how we can achieve the best possible outcome within budget.

Cheyenne Mountain Roofing and DRC have made it through the vetting process and are being considered.

The engineers determined stucco is too heavy for the current structures as they now stand. Because of this and the needed changes we would need to make to the architecture to support that product, that option is off the table.

We also have been provided some addresses to drive by or google to view certain applications:

Asphalt: 1103 Willow Bend Circle
Brava Shake Shingle: 4 Heather Drive

Steel Roof: address TBD

LANDSCAPING UPDATES:

A huge thank you to Peggy Peasinger! She approached the HOA to personally pay for some landscaping she wanted done near the pedestrian gate. Her plan was approved and she took care of all the details! Another project has been approved, so if you are willing to contribute some funds to help her, please contact her at ppeasinger@yahoo.com



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.

PROPERTY MANAGEMENT

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Just for Fun

FALL RECIPE

Pikes Peak Pumpkin Bread

Dry Ingredients:

3 cups sugar
3 1/2 cups flour
1 1/2 tsp salt
1 tsp nutmeg
1 tsp cloves
2 tsp baking powder

Wet Ingredients:

4 eggs
1 cup oil
2/3 cup water
2 cups pumpkin
1 cup nuts (optional)
2 cups chocolate chips (not optional) 🍪

Mix all dry ingredients together in a bowl.
Add all wet ingredients.
Mix the heck out of it until combined.
Pour into greased loaf pans.
Bake at 350 degrees for 1 hour.
Gobble it up (or share with friends)

Makes 2 regular loaves and 2 small.

