

NEWSLETTER

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HOA DUE INCREASE

Dues will increase to \$420 per month beginning with the January 2023 bill. If you are set up for auto-pay, please adjust the amount you have given Olive permission to draw in the online system.

HOA HOME VISITS

Members of the Board will be coming around to speak with you sometime during **the first week of December?** to make sure you are aware of needs and changes in the community, as well as to hear your concerns and feedback.

COMMERCIAL VEHICLE POLICY

As mentioned in previous meetings, the Board has been working with Olive to update portions of our Bylaws. The Commercial Vehicle Policy has been updated to be in line with best practices of similar communities within our city. The new policy is effective January 2023 and is included with this newsletter for your immediate reference.

TRASH PICK-UP CHANGES

Due increasing costs with vendors, and the current needs of the budget, the trash-pick up from the individual bins behind our units will cease (WHEN?). And what did we decide? just cut off it off all together or pay for it extra?

STORMWATER FEES

Board and Olive are researching why some owners have been being charged and paid this fee.

OWNER RESPONSIBILITIES & REMINDERS

- If you rent or sell your unit, you are responsible for providing the current community bylaws to your renter or buyer.
- If something comes up and you aren't sure what to do, your first step should be to contact Olive. They can help determine if it is HOA or Owner responsibility.
- If you hire your own vendor to do work that 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 must have a commercial license.
- Check that Smoke detectors and carbon monoxide detectors in your units are up to date

PROPERTY MANAGEMENT

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HOA BOARD MEMBERS:

Kurt Schroeder
 Lauren Hawkins
 Aimee Haywood
 Mark Enell
 Robin Guinan

www.camelbackvillagecondos.com

ANNUAL MEETING SUMMARY

- Board member Lauren Hawkins was up for re-election. No one chose or was nominated to run against her so community members present voted for her to remain on board for another 3-year term.
- The meeting discussion focused on the seriousness of our budget situation along with the large improvement items that must be done in the coming years. Due to these large needs that were not addressed in past years, our community is facing some very large expense items that can no longer be avoided. The community agreed that finding an alternative to our shingle siding is top priority and approved the board pursuing a loan in order to get this work done.

UPDATED COMMERCIAL VEHICLE POLICY

effective January 1, 2023

I WILL INSERT FINAL POLICY HERE