
ENCLAVE ESTATES NEWS



New Governance Rules Adopted

Enclave Estates Comes Into Compliance with the Colorado Common Interest Ownership Act (CCIOA) and Other State Rules

During the process of hiring a new property manager for Enclave Estates, it became clear that our HOA needed to develop a number of new governance rules to come into compliance with the Colorado Common Interest Ownership Act (CCIOA) and other state laws that have been passed by the legislature over the last several years. At the recommendation of our property manager, the board approved the hiring of the law firm of Orten, Cavangh, and Homes to develop a customized set of governance rules for Enclave Estates. At the February board meeting, the new set of eight governance rules were approved with an effective date of April 1, 2014. These rules cover the Policy and Procedures for Adoption and Amendment, Collection, Conduct of Meetings, Conflict of Interest, Covenant and Rule Enforcement, Investment of Reserves, Records Inspection, Request for Access to Association Records, Agreement Regarding Use of the HOA Membership List, Dispute Resolution, and Reserve Study and Funding. These rules make our HOA consistent with other HOAs in the state.

Please review the documents on our website. You should particularly note under collections policy that the new policy adopts a late fee and interest for dues payments that are more than 30-days late for the first time. Please make sure that you are make your payments properly to Z&R Property Management each month to avoid late payment.

New Website

The new governance rules require more transparency by the HOA, so Enclave Estates is moving from our current restricted access website to a fully public website that you can access at <http://www.enclaveestatescs.org>.

The new website lists all of Board Members and the Property Manager on the About page and implements for the first time an HOA email system for board communication. All of the key HOA documents are now publicly available on the Documents page including Articles of Incorporation, Bylaws, Covenants, and Governance Rules. In addition, we have posted the most current Insurance Certificate for the organization and a street address map of the community.

The newsletters and meeting minutes page will now provide access to past newsletters and the annual meeting & board meeting minutes starting with the last annual meeting.

You will be invited to attend the monthly board meetings each month on the front page events posting.

The Cheyenne Edition

The Cheyenne Edition is a local free newspaper published every week and distributed to your driveway. We have requested that the newspaper be delivered to Enclave Estates. If you don't wish to receive the newspaper, you can be put on the Don't Deliver List or if you wish to stop receiving the newspaper while on vacation you can do a Vacation Stop by contacting Sue at 719-578-5112 or via email at sue@waltpub.com.

Deck Maintenance Standard

Under Article V, Section 5.1(a) of the Covenants, each owner is obligated to maintain the decks within his Lot in good and clean condition and to maintain all floor surfaces in a manner approved by the Association. The association will paint the exterior facing surfaces of the decks and replace the decks when and if the Association determines that replacement is needed for aesthetics or safety.

The Owner is to stain the floor surfaces with Sherwin Williams Deckscapes stain in a Yankee Barn tint or other approved finish every two years. If an Owner does not stain his deck every two years, the Association, in order to extend the life of the deck, will stain the deck and the Owner will be invoiced for the expense.

We need each homeowner with a deck to contact Kerry Cantrell at Z&R with a date when you last stained your deck surface and advise the property manager when you perform deck staining to avoid the HOA from needing to performing this task.

A Home Safety Tip

By Larry McDonough

Home safety, especially during the winter months, is something we are all concerned about. Our town houses were built over ten years ago and original equipment has deteriorated and requirements have changed. Specifically the networked smoke detectors gradually lose their effectiveness and need to be replaced. Also, Carbon Monoxide detectors are now required in each bedroom. The City checks compliance anytime a furnace or hot water heater is replaced (assuming a permit was pulled). Replacements for the in-place networked smoke detectors are now available with a combination smoke and carbon monoxide detector at your local Home Depot.

The Kidde FIREX model #KN-COSM-IB integrates directly with the in-place 120V AC wire-in system in our town homes and can be replaced individually, as needed. The wiring harness directly connects without any re-wiring needed. The units cost about \$50 each. The Kidde website below provides further information and specifications for the compatible model. <http://www.shopkidde.com/combination-alarms/kidde-kn-cosm-ib-hardwire-interconnectable-combination-carbon-monoxide-and-smoke-alarm-6-pack-case.html#.UxUOD9x1GKY>

Board Of Directors

David Bondurant, President, president@enclaveestatescs.org

Larry McDonough, Vice President, vicepresident@enclaveestatescs.org

Selah Chipman, Secretary, secretary@enclaveestatescs.org

Tom Burk, Treasurer, treasurer@enclaveestatescs.org

Shirley Nelson, Director, director@enclaveestatescs.org

Board Meetings held at the home of David Bondurant at 560 Crosswind Point on the third Thursday afternoon of each month at 4:30 pm. The next board meeting is March 20.

Property Manager

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