



Trails End Homeowners Association

Community News • 4th Quarter Fall 2011



You're Invited to the **Annual General Membership Meeting!**

The annual meeting of the Association is scheduled for Wednesday, November 9, 2011 from 7:00 – 9:00 pm at Fire Station 1, 18650 Highway 105, Monument CO 80132. There is one (1) Board Position available. You will be receiving the Annual Meeting Notice in the mail next month. It is extremely important that you attend the meeting or turn in your proxy to the Management Company!

Interested in Volunteering?

Do you want to help make a difference in your community and determine how things are done for your HOA? You can volunteer to be on the Board of Directors. Board members are homeowners just like you who care about their community.

If you are interested in volunteering to be a member of the Board of Directors, please contact the management company at 719-314-4506

Fall and Winter Yard Maintenance

We know last winter was tough on a lot of lawns. We wanted to suggest a few things to do to help your lawn make it to next spring. First, if you haven't aerated your lawn in a couple of years, please do so, as the lawn needs to breathe. Do that in September or early October and then follow up with winterizing fertilizer and water well before the ground freezes. This will allow the roots to grow or take hold before winter.

Also, over-seed if you have some thin spots or areas that need some repair. Finally, when there are warm days in the winter and very early in the spring, give the lawn a good soaking again. As long as the water is not draining off of the lawn and into the streets, it is soaking into the sod. It will help the roots get moisture for an early start in the Spring. Remember, the time you invest in your lawn this fall will help earn you lush, healthier grass next spring



Snow-shoveling Reminder!

Cleared sidewalks provide a safe way for pedestrians in our community (especially children, people with disabilities and senior citizens) to get around. Homeowners should also be aware that they can be held liable for claims resulting from an un-cleared sidewalk. Your sidewalks should be shoveled within 24 hours after it stops snowing

The Holiday Season

As the days start getting shorter and the nights cooler, we realize that the fall season is upon us in Colorado. Soon the Aspens will be turning to the native Colorado gold and we will take our family treks into the mountains to enjoy the beautiful colors and the early snows... Did someone say "Ski Season?" Thanksgiving and Christmas are not far behind. The Board would like to take this opportunity to wish everyone a fun and safe fall and a happy holiday season with their friends and families.

~TRASH REMINDER~

Just a reminder that trash service will be delayed by one (1) day when a holiday lands on a weekday. Please call Shayne if you have any questions.



Annual Summer BBQ

The annual HOA Barbeque was a huge success! Thank you to all the homeowners who attended and for your contributions. A close-knit community is always one of our goals and the barbeque was a great way of getting to know everyone a little bit better.

Annual Garage Sale

The response to the garage sale was so great that we ended up having another one at the end of July! Thanks to everyone who participated!

Community Landscaping

With the neighborhood finally built out, we are pushing The Town of Monument to get our concrete and asphalt repairs completed and get a portion of the landscaping started. This has been quite the process since the Developer pulled out. We are lucky to have gotten a small chunk of change to get this work completed. Contractors turned in their bids September 16th. Items the Town is requiring be completed first are the asphalt and concrete repairs. We will let you know as soon as this work is scheduled as it will affect some access into driveways. After the cost of that work is covered, they will start with the landscaping at the main entrance and work back towards the triangle area across from the park. Should you have any questions or concerns, please do not hesitate to contact your HOA Board members.



Barking Dogs/Roaming Cats



Please be considerate of your neighbors by keeping an eye on your pets. Do not leave barking dogs outside during the day and please remember to pick up your pet's waste from your backyard. Just because your yard is fenced in, it does not mean that your neighbors cannot see or smell it. Also, remember the leash law! If you are out walking your pet and it uses your neighbor's yard to do its business, please be considerate and pick it up. It's the neighborly thing to do!

I received a notice from the Community Manager, Now what?



If you have received a violation letter in the mail and you have questions, please contact Shayne Hall, your Community Manager. One of the management company's jobs is to perform site visits within the Community. Shayne will send a notice when something violates the Covenants of the Association. It is important for you to correct the violation so that we can all continue to live in a Community that we are proud of! To view your Covenants, visit our website at www.diversifiedprop.com



Kudos to Homeowners for Keeping Lawns Looking Nice!

A big thanks to all of the homeowners and residents who kept their yards looking great throughout the summer months. The Board appreciates your hard work and diligence in keeping your yard (and the community) looking great.

Your 2011 Board of Directors & Community Update

Bobby Padilla - President

Email: arlenebobby@comcast.net Term expires 2011

Carol Kramer - Vice President

Email: carol@kramerz.com Term expires 2012

Ashley Fritz - Secretary/Treasurer

Email: fritzae@gmail.com Term expires 2013

Dues: \$36 monthly

Homes: 86

HOA Email: info@trailshoa.com



To find your HOA documents including, financials, forms, meeting notices & minutes, payment information and more go to www.diversifiedprop.com.

