

Monthly Dues and Reserves. Board of Directors approved a 7% increase in part to increase reserve funds. This fund is used for the maintenance, repair and replacement of those items that must be maintained, repaired or replaced on a periodic basis, and for the payment of insurance deductibles.

During our last Annual Membership Meeting, members requested increasing our reserves to reduce possible future special assessments if unexpected problems occur.

New Landscape and Snow Removal Contractor. Board approved hiring Weisburg to perform our landscape maintenance and snow removal. So far, they've done a great job. Our community looks inviting and well maintained. Their maintenance crews conduct themselves in a professional and caring manner. With any new contract it takes the first year to work out all the bugs and meet expectations.

Weisburg Landscape Maintenance services include recommending improvements and cost savings. After reviewing historical water irrigation costs, they recommended upgrading both our irrigation controller and sprinkler heads.

Irrigation controller upgraded installed start of this season. Weisburg awaiting this season's final watering costs to complete their evaluation.

Board of Directors opened a project to evaluate upgrading our irrigation sprinkler heads to a more efficient type. Colorado Springs Utilities has a HOA irrigation rebate program which can be used to offset costs.

Community Railing Repairs, Painting and Balcony Inspections. Metal hand rails and railing repairs completed last season. Board approved a contract to have all community (1) metal hand rails and railings repainted, (2) balcony railings inspected and repaired, and (3) front doors painted. Balcony railings will be repaired as necessary, all railings repainted, and top railing replaced with Trex composite square edge board. Just completed selection of appropriate long-lasting outdoor finishes and as of this date awaiting proposed work schedule from Confident Coatings. Confident Coatings and Exteriors Inc. was selected after careful review of 3 bids.

Building 14 Roof Replacement. Roof replacement completed last season. Board approved hiring an independent inspector (since members know very little about proper roof replacement) who discovered numerous exposed roofing fasteners (shiners) which the contractor has promised Z&R Property Management they will repair by replacing shingles so that each are properly covered.

Parking. To combat illegal community parking, a consolidated set of parking rules and restrictions were released in a news letter and additional signs added as you enter our community. Expecting an educated community will help alleviate illegal parking.

Community reminder that residents must register guest vehicles for anyone intending to park within the community for more than 24 hours. Provide valid dates and required vehicle information. Approval is required for any visitors parking within the community longer than seven (7) days. Use the Comment field for special requests or to describe extenuating circumstances requiring extended parking of greater than seven (7) days.

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Vehicles illegally parked or stored in visitor parking spots are subject to tow within 72 hours of notification.

The Townes at Kettle Creek Web Page. Improvement made to make it easier for guest vehicle registration and work order/requests submission.

Planting Bed Restoration and Improvement Project. Project to restore and improve as necessary all community planting beds has finally started. Due to importance of community curb appeal to resale, plan is to start with thirteen planting beds facing Gladstone Creek, Horseshoe Creek and Ironton Creek. Architectural Review Committee is working to finalize and approve first set of plans.

Community Inspection and Maintenance Schedule. Board has drafted a list of community inspection and maintenance requirements currently under review by Z&R Property Management. List is based on the 2019 Townes at Kettle Creek HOA Reserve Study. List includes the following items:

Roadway
Repair Cracks and Patching
Oil Stains
Seal Coat
Parking Lines and Markings
Retaining Walls
Block Retaining
Railings and Hand Rails
Balcony
Community Walkways
Front Doors
Garage Doors
Balcony Doors
Electrical
Mailboxes
Satellite Dishes
Signs
Roofing
Hail and High Winds
Normal
Installation and Replacement Dates
Siding

Cementous
Stucco
Manufactured Stone
Curbs and Gutters
Driveways and Walkways
Brick Pavers
Planting Areas
Lots
Common Areas
Trees
Park Area
Perimeter Areas
Turf
Fences
Rail
Perimeter Concrete Panel
Door Stoops
Mulch and Gravel
Balconies
Floors
Gutters and Downspouts
Windows
Shutters