



2020 Summer Newsletter

www.Townesatkettlecreek.com / Darren@zandrmgmt.com



Pet Policy: Please be considerate of your neighbors, do NOT allow your pet to pee or poop in front of your neighbor's units, no one appreciates cleaning up other's messes. Pets are only allowed to do their business in grass, not mulch or shrubs.

- Ensure that your pet is properly leashed, and you are picking up the pets' waste and disposing of it immediately.
- If you notice that folks in your community are not abiding by these rules please report them to Z&R in writing, and Z&R will enforce the covenants accordingly. Know that your report will be kept confidential, but Z&R needs as much information about the violation you can possibly provide.
- If you know who is violating the rules, a portion of the cost may be assessed to the perpetrators.
- If the Association outsources the cleanup for pet waste, this cost is charged extra at the Association's expense.

Lot Planting Beds

The Board approved a project to restore and improve (as necessary) lot planting beds. Street-side bed for 3096 Ironton Creek completed. The 10633 Silverton Creek street-side bed is next on our list. Waiting completion of the new community inspection program before deciding when 10633 will be done. The plan is to focus on the community entrance including the park and surrounding areas, then work east. Will address remaining properties as time, weather and resources allow.



Community Inspection and Maintenance

The Board developed an inspection and maintenance schedule which includes 25 community wide inspections that Z&R will be attending so work can be implemented. Maintenance and repairs completed on our railing and handrails, front doors, and balcony railings. First round of inspections includes:

1. Retaining walls
2. Railings and hand rails
3. Electrical
4. Signs
5. Trees
6. Roadway
7. Curbs and gutter
8. Driveways and walkways
9. Building siding and trim

Maintenance planned for the split rail fence surrounding the drainage pond which is intended to protect fence post bases from further damage during grass trimming and to help extend fence life.

All exterior light bulbs will be replaced with LED lamps.

Goal is to consistently maintain our community to the highest possible standards. After inspections are completed, Board members will document all necessary repairs then prioritize new and existing projects.



Current Guest Parking Policy:

The Board of Directors acknowledge that residents periodically have visitors and guests.

Guest passes shall be obtained by residents for any guest intending to stay in the community for more than 24 hours and may be obtained from the Management office. No more than (2) passes will be issued at a time to a resident. Guest parking passes must be prominently displayed in the windshield for the entirety of their stay. Guest parking within the community is limited and will be on first come, first serve basis. This guest pass will state the dates for which the pass is valid, the descriptive information of the vehicle (make, model, etc), the expiration date of the pass (of no more than 7 days) and must be approved and signed by the Association Manager. Any guest visiting in excess of (7) days must park outside of the Community.

Reasons for changes:

1. The 24-hour and 7-day restrictions are open to interpretation to include consecutive verses accumulated hours and days. A no more than 7-day restriction requires:
 - a. Recording and tracking parked vehicles over a very long period of time requiring strict management which is not a Board or property manager responsibility.
 - b. May rely on community reports which do not always provide necessary information.
2. Increased visitor traffic is expected during holidays.
3. Approval and issuing physical parking permits have proved to be ineffective. Instead the association has implemented a community webpage that residents use to request approval and register unexpected and expect guest. A database is used to track registered guests and identify illegally parked vehicles.

Amended Policy:

1. Guest Parking Registration. Link to a web page, used by resident to register their guests and request approvals, is available on The Townes at Kettle Creek Home page. Residents must register any guest who plans to or finds themselves repeatedly parking, inside the community, on multiple dates except during calendar holidays.
2. Annual Parking Permit. Annual parking permits can be given for friends and relative who plan to repeatedly park within our community.
3. Annual Parking Approval. Annual parking permit for repeat visitor parking must be approved by the Manager. Residents must first request approval and provide proof of a guest's current home address and owner vehicle identification. Proof must show:
 - Owner name
 - Owner current home address
 - Vehicle year, make, model and color
 - Vehicle license plate numberComplete annual parking request as shown on the Visitor Parking Guest Registration web page. Attach copy of the proof document.
4. Parking Passes. Association may elect to issue physical parking passes which must be clearly displayed inside a vehicle.
5. Expiration. Expiration dates will be displayed on the Visitor Parking Guest Registration web page.
6. Notifications. When possible, all notification will be sent via email.
7. Holidays. Registration is not required for guests during calendar holidays.
8. Towing. Guest vehicles not in compliance will be tagged and given 24 hours to either park outside the community or properly register.

9. Revocations and restrictions. Guest parking is a privilege which can be revoked for repeated community violations or unsafe vehicle operation. The Board may restrict the number of allowable guests due to limited number of parking spaces.

Z&R will coordinate community review.

Community Parking- Rules & Restrictions to remember...

1. Owners and residences must only park in garages appurtenant to their residence. All vehicles must fit within confines of garage.
2. Units in Building-9 (Lots 41-46) can park within their driveways.
3. Must be garaged, inside residence, or offsite storage:
 - a) Trailers. No trailers of any kind shall be allowed on any portion of the Community except during transportation, or for loading and unloading for a period not to exceed 24 hours.
 - b) Mobile homes.
 - c) Recreational vehicles. No recreational vehicles may be parked or stored on any portion of the property except during transportation, or for loading and unloading for a period not to exceed 24 hours.
 - d) Graders.
 - e) Trucks. Carrying a topper or camper shell extending more than 12 inches above truck cab roof not permitted on any portion of the Community.
 - f) Boats.
 - g) Tractors.
 - h) Campers.
 - i) Wagons.
 - j) Buses.
 - k) Sleighs.
 - l) Motorcycles.
 - m) Motor scooters.
 - n) Snowmobiles.
 - o) Snow removal equipment.
 - p) Garden and maintenance equipment.
4. Commercial and business vehicles. No commercial-type vehicles, other than pickup trucks not in excess of one (1) ton rating as defined by the Colorado Motor Vehicle Department which are solely for personal use, shall be allowed on the Common Property, any Lot, or any street or driveway in the Community except while engaged in transport to and from any Building or Lot For purposes of applying this provision, any vehicle having any advertising material affixed to its exterior shall be deemed a "commercial-type" vehicle.
5. Abandoned, inoperative or junk vehicles:
 - a) Garaged only.
 - b) 72-hour removal.
6. Condition of employment. Not with standing any provision in this Declaration, the Bylaws or Rules of the Association, the Association shall not prohibit the parking of a motor vehicle by an Owner on a street, driveway or guest parking area in the Community if the vehicle is required to be available at designated periods at the Owner's residence as a condition of the Owner's employment and if all of the following criteria are met:
 - a) The vehicle has a gross vehicle weight rating of 10,000 pounds or less.
 - b) The Owner is a bona fide member of a volunteer fire department or is employed by an emergency service provider as defined in Section 29-11-101(1.6) of Colorado Revised Statutes.
 - c) The vehicle bears an official emblem or other visible designation of the emergency service provider; and parking of the vehicle can be accomplished without obstructing emergency access or interfering with the reasonable needs of other owners to use streets and driveways within the Community.
7. No Parking Zones:
 - a) Fire hydrants.
 - b) Fire lanes.

Children Playing in the Neighborhood – Quick reminder

Please ensure that your children are not playing in areas that could be a safety hazard, and inform them that riding bicycles in the street are permitted, but any other recreation vehicle (scooters, skateboards, etc.) are only permitted on the sidewalks.

Please see the rule below.

35. *Playing or recreating in the parking areas, fire lanes, streets and driveways and retention pond is strictly prohibited for obvious safety reasons. Recreational activities should not be conducted in such a manner as to cause damage to the buildings or the landscaping. Climbing or recreating on utility boxes or trees or upon landscaped areas is not permitted. Landscaped areas shall be defined as areas with mulch or rock that may also contain shrubs and drip irrigation. This section shall not be deemed to prohibit recreational activities on the grass/turf areas of the Association.*

Z&R Property Management Contact Info: As always, if you have questions, issues, or concerns, please contact Z&R by email or phone below:

Property Managers: Chris@zandrmgmt.com / Darren@zandrmgmt.com

Property Manager's Assistants: Samantha@zandrmgmt.com

Maintenance Requests -

Ren@zandrmgmt.com

Front Desk: Office@zandrmgmt.com

Telephone: (719) 594-0506

Fax: (719) 594-0473

Thank You
