

# Community News

September 2017

## Welcome to the Community!

Welcome to the Community! It is hard to believe how fast we are growing! In the last year we have added 126 new homes to the neighborhood for a current total of 810 neighbors! Please be sure to say hello to your neighbors and exchange contact information. The HOA is made up of houses in the community but the people really make it a neighborhood.



## Board Member Corner

Dear Crystal Valley Ranch Residents,

I've been active in the community for just about 10 years; starting out as a Delegate for Carriage Hills, President of the Carriage Hill HOA, Crystal Valley HOA Board Member & Secretary, Board Member & President of the Crystal Valley Metro District #2, and the Crystal Valley HOA President. It has been my pleasure to serve the residents of Crystal Valley Ranch! Over the past 10 years there has been many ups and downs with the community, but we continue to make progress and position ourselves to protect our biggest investments and to continue to make Crystal Valley one of the most desirable places to live in Castle Rock. We look forward to speaking with all of you and we take your feedback to heart and do the best we can within the confines of our community covenants, local, state, and federal laws. Based on homeowner feedback, here are a few items that we are currently working on to address some of your concerns:

- Forming two new committees (Social/Communication & Landscaping)
  - We are actively seeking home owners that would like to volunteer for these two committees. Our focus is on the Social/Communications committee first. This committee will plan and propose social events for the community to the Board.
  - The Landscaping committee will review and provide recommendations to the Board for enhancements to common areas.
- Updated Design Review Guidelines (DRGs)
  - Several changes have been made to provide better clarification to the existing guidelines and feedback from home owners.
  - New language has also been added to account for new/modified laws to keep our guidelines with all regulations
- Monthly Newsletters
  - This is the first of what will be a monthly newsletter sent to the residents regarding Association business.

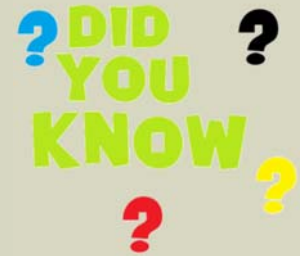
Nicholas Johnson

President, CVR HOA

**PLEASE ! Always submit for any exterior changes or alterations. Exterior paint colors must be chosen from the approved colors for the District. DRC Forms can be found online or by emailing [clientcare@amihoa.com](mailto:clientcare@amihoa.com).**

  
**CRYSTAL VALLEY**  
CASTLE ROCK, COLORADO

### COMMUNITY HISTORY QUICK FACTS:



- ◆ 2002 the Crystal Valley Ranch Master Association was established.
- ◆ 2012 The developer rights were transferred by purchase to Crystal Valley Recovery Acquisition including the Rec Center.
- ◆ July 2014 the Taras Ridge District owners voted to merge with Master HOA saving the homeowners nearly \$40 per month as a result.
- ◆ December 2014 the Carriage Hills and Windflower District owners voted to merge with Master HOA saving the homeowners nearly \$50 per month as a result.
- ◆ December 2015 the Antelope Ridge District owners voted to merge with the Master HOA saving the homeowners nearly \$50 per month as a result.
- ◆ Currently all new and future additional districts will not have to go through a merge process as they are being created without a Sub-Association.
- ◆ January 2017 was the first time that all members of the Board were Homeowners.
- ◆ There are four new Districts that will require a Delegate in preparation of future elections.
- ◆ The Delegate is elected annually by each District. That delegate then votes to ratify the budget and elect the Board of Directors.

### Speeding in Community

As the community grows there are many close calls with speeding vehicles and kids playing outside. Everyone should feel safe to allow their kids to play outside and enjoy the neighborhood. Take extra caution when turning or passing parked cars. Please try to refrain from parking on the streets as there are a few blind corners especially during the winter.



### Dog Barking

Many of our neighbors have dogs that are allowed to freely enter backyard from their home. Some may not be aware that their dogs bark on a consistent basis while they are away. If you are near a neighbor with this problem, please take the first step and talk to the neighbor and ask them to resolve this. There are several options an owner with a barking dog may consider such as: dog training classes, a bark collar or prevent them from being outside without supervision. If those options do not solve the problem, you may contact the HOA to send a covenant violation letter to the owner, however the most effective contact is the

Animal Control Officer  
303-663-6100.



## STREET LIGHTS



If you notice a street light out please contact IREA 303-688-3100, make sure you have an address of where the light is located.



**BOARD MEETINGS**  
When: 2nd Tuesday of Every Month  
Time: 6PM  
Where: Clubhouse

**WHO IS MY DELEGATE**  
(Login online to find this information and so much more)  
[WWW.CVRMASTERHOA.COM](http://WWW.CVRMASTERHOA.COM)

*Assessments Due 1st of Every Month \$65.15 all except Painters. Painters \$54.00*

*Payment by check, auto draft or credit card is available.*

## **AMI-Advanced Management, LLC**

PO Box 370750  
Denver, CO 80237  
**DO NOT MAIL PAYMENTS HERE FOR CORRESPONDENCE ONLY**  
Ph. 720.633.9722  
Fx. 720.633.9778  
[clientcare@amihoa.com](mailto:clientcare@amihoa.com)  
[www.amihoa.com](http://www.amihoa.com)

**For Payments Only**  
PO Box 66095  
Phoenix, AZ 85082-6095  
*\*please no correspondence at this address.\**

**Minutes and Financials** – Please note the minutes and financials are provided on the HOA website on a monthly basis please take time to review action taken at the meetings and the current health of the HOA by reviewing the financials. If you have questions, please feel free to contact [katie@amihoa.com](mailto:katie@amihoa.com).

## UPCOMING EVENTS AT THE CLUBHOUSE

- ◇ October 7th—Fall Craft Fair
- ◇ November is the Community Food Drive for DCTF
- ◇ December 9 Community Christmas Event

## QUICK SUMMARY OF MAIN DESIGN GUIDELINES CHANGES

(Please note it is critical for you to review the entire guidelines file that can be found on the HOA website under Community Information/ Property Policy)

- ◆ Language added on rain barrels per recent law changes.
- ◆ Clear requirement for maintenance and stain of fencing in Antelope District that was previously approved/installed. (Section 4.10.2).
- ◆ Clarification to flag poles and flags requirements (Section 4.11).
- ◆ Landscaping verbiage regarding xeriscaping (Section 4.16).
- ◆ Forms have been updated to better serve the homeowner with exact list of expectations.
- ◆ Landscape examples and plans are now provided for easy reference.

## CURRENT BOARD OF DIRECTORS

President - Nick Johnson  
VP - Bob Kenney  
Treasurer - Alan Rossi  
Secretary - Jason Morales  
Member at Large - Ron Pepper

