

ANNUAL HOA MEETING - REMINDER

Please make time to join your community and attend the annual homeowners' meeting at 7 pm (social time beginning at 6:30), Thursday, October 8, 2019, at The Barn in Monument, 1691 Woodmoor Dr. Monument, CO 80132.

We need a **minimum of 25%** of the community represented or we will need to reschedule the meeting. We have several important topics to review including the budget as well as elections of new board members. Please consider joining the board.

The agenda for this meeting is as follows:

1. Introduction of Current Board Members
2. Vote for Approval of 2018 Minutes
3. President's Report
4. Architectural Control Committee Report
5. Treasurer's Report
 - a. Annual Budget – Fiscal Year begins January 1, 2020
 - b. Current Assessments and Future Assessments
 - c. List of Insurance Policies
6. Forestry Report
7. Property Management Updates
 - a. Water Meter Data Submittal Process
 - b. Payment Options
 - c. Website and Text Messaging
 - d. Governing documents located on the website
8. Election of Directors – Several Positions to Be Voted On
9. Open Forum

Save the dates!

Forestry Inspection - 1 October
(For a complimentary individual consultation contact Caren McCarthy at treasurer@tallpinesranch.org)

Annual Meeting - 8 October

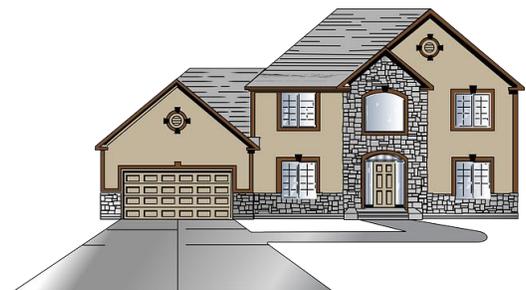
Slash pickup: on the curb by 25 October for pickup by 30 October

Water meter readings due by 31 October

Hope to see you there!

Sincerely,

Tall Pines Ranch HOA Board



PROXY

FOR THE ANNUAL MEETING

TALL PINES RANCH HOMEOWNERS ASSOCIATION

8 OCTOBER 2019

This is to certify that I/We _____ (enter both your name and the Trust name if different)

am/are the Owner(s) of record for the lot at _____ (address)

We are unable to attend the meeting and hereby assign our proxy to _____ (name) to vote on my/our behalf on all matters presented for a vote at the subject meeting, and only at this meeting.

Note: Proxy forms must be properly completed to be deemed valid.

- Please ensure printed names (above) are legible.
- If the Lot has multiple current owners in County records, include all owners' names (above) and signatures. If this is not possible (e.g. each of multiple owners wishes to complete their own proxy form, or one/some of the multiple owners will attend in-person), the proxy form may be treated as applying only to one of the owners, and not to the entire voting rights of the Lot.
- If the Lot is owned by an entity other than a person's name (e.g. Trust), please include above the names of people authorized to represent that entity.

Date: _____

Signatures (required to be valid):

Owner: _____ Additional signature _____

*It is very important that you return the above proxy to: **PO BOX 62 Monument CO 80132** or have your delegate provide your proxy to the secretary at the annual meeting. If a quorum is not present at the Annual Meeting (through homeowners there in person and homeowners who sent proxies), another meeting must be scheduled and the expense of the mailing and the room rental must be absorbed by the Association. To prevent this cost, please return your proxy immediately.

WATER READINGS



BYLAWS

WATER INFORMATION

In October of each year the owner of the property, or their specified delegate, is required to submit a current and accurate reading of their water meter. This reading is due by October 31st. Submission can be done via mail, email or completion of the electronic form on the website. See contact information on the website. Failure to comply will result in a first notice and 7 days later a second notice if a reading is not received. After the second notice the owner is required to schedule a reading with the HOA President. A board member can be delegated by the president to perform this reading with the owner. If this meeting is not scheduled within two weeks of the second notice, then a \$50 fine will be imposed on the property. Failure to schedule a meeting two weeks after the first fine will result in a second fine of \$100 on the property. Additional fines will be added at the board's discretion based on circumstances.

2019

WATER METER READINGS

DUE OCTOBER 31ST, 2019

Hello Neighbor,

It is time to turn in your water meter readings. Please submit your water reading by October 31st. There are several ways to submit your reading this year. Please note that by submitting your reading to the HOA you do not need to submit it again to the county, the HOA will submit all reading submitted to the county. Please note that the HOA is working to align our water requirements with the county.

- 1) Website:
Go to www.tallpinesranch.org
Click on Forms and then select "Water Usage Reporting Form" Or you can go directly to:
http://tallpinesranch.org/?page_id=462
- 2) Email: Take a picture of your meter and email it to millersherid@yahoo.com along with your name and address.
- 3) Mail: Complete the form below and mail it to:
Tall Pines Ranch HOA
PO BOX 62
Monument CO 80132

SELLING PROPERTY

Once a property goes under contract the association provides the closing company with information regarding the status of the dues paid, any outstanding covenant violations and a meter reading. This meter reading must be performed by the board. The home owner is required to schedule this reading with the board.

Water Usage Reporting Form

Owners Name: _____

Property Address: _____

Email: _____

Phone Number: _____

Date Meter Read: _____

Meter Reading: _____

Please mail to:
Tall Pines Ranch HOA
PO BOX 62
Monument CO 80132

WELCOME TO THE PRESIDENT'S CORNER

Greetings Neighbors –

We all live in a beautiful neighborhood which is partly due to the protection of our covenants. The covenants are in place to protect property values and to promote a healthy and friendly neighborhood. One covenant the board deals with nearly every meeting pertains to cars habitually parked outside of a garaged area. (Please see policy excerpt below) Extra garages have been built. Lifts have been installed. Some homeowners have secured off-site parking at their expense in order to comply with the policy.

Waivers for parking are not a homeowners "right," but are occasionally granted for "extraordinary" circumstances. Waivers for overnight parking have been granted by the board based on circumstances and typically are limited in duration and scope. As per the policy, the board always reserves the right to pull the waiver at any time or adjust it as necessary as conditions warrant. Typical waivers of this nature that have been granted are for medical conditions that are limited in time, college students returning home for a limited time, visitors that may be staying for a limited time, or for parking while a new structure is being constructed or moving into a newly purchased home.

While these have been granted in the past, each one is unique and other accommodations for vehicles must be considered as parking waivers are not guaranteed. Waiver requests are accomplished online under the "Online Forms."

If you have any questions, please contact me at president@tallpinesranch.org

Parking Policy Can Be Downloaded Here:

http://tallpinesranch.org/wp-content/uploads/2013/03/Parking_Policy.pdf

MAIL BOX UPDATES FROM JASON WHITE OUR TPR VICE PRESIDENT

Hello Everyone! A couple months ago my mailbox was hit by a passing vehicle and was ripped off the post. I asked around the neighborhood about repairing it and this started me down the road of researching details on our HOA mandated mailboxes. As you may have seen, there is a link on the tallpinesranch.org website, under "Governing Documents," that describes and shows a diagram of the "TPR Mailbox". I contacted the vendor, Custom Home Accessories, which brought additional information to light.

First and most importantly, the mailbox components can be ordered separately. Here are the current prices:

Mailbox	\$210
Address Number Plate	\$49
Brass Numbers	\$5 per number
Newspaper Box (optional)	\$55
Curved Support Bracket	\$38
Post	\$210
Complete System	\$469

(Freight is not included in these prices)

Secondly, there are many mailboxes in the neighborhood that do not have the curved support bracket mounted between the mailbox and the post. Your mailbox may withstand impacts from snowplowing better with it. I plan to order one and install it.

Lastly, many neighborhood mailbox posts are more white than black on top due to bird visits. The ball on the top cannot be replaced separately, but it can be cleaned or painted. The manufacturer recommends 409 for cleaning. If you would like to do some touchup painting, they recommend Trim Black spray paint. To find it on Amazon.com, do a search for "trim black SEM 39143."

The phone contact numbers for Custom Home Accessories on our tpr.org website are still valid. I worked with Jeff Feldman, the company president, on clarifying these details. He can be reached for new orders at 916-635-0231 or jfeldman@customhomex.com.

- Jason White, TPR HOA Vice-President
