



The Oakwood Village HOA Newsletter

January 2015

Greetings from your Board of Directors and Management! Please take a few minutes to read the latest updates

Z & R PROPERTY MANAGEMENT

As your property manager, Z & R implements all of the Board's decisions and handles architectural submissions and Covenant enforcement. Homeowners should contact Z & R at 719-594-0506 with any Association questions. If a homeowner has a problem, comment, or suggestion, this should be submitted to Z & R in writing for proper follow-up and Board review. The address for correspondence is 6015 Lehman Drive, Suite 205, Colorado Springs, CO 80918. Emails can be sent to Kerry@zandrmgmt.com and faxes can be sent to (719) 594-0473.

Parking Regulations: It's come to our attention that many folks routinely park along the streets in the community. Please review the parking regulations from the Covenants (below) to ensure that you and your guests stay in compliance. Parking in the streets can severely limit the ability of emergency vehicles to gain access also. These regulations will be enforced by stickering vehicles in violation and possibly towing them at the vehicle owner's expense, an activity that we definitely would like to avoid.

Section 7.12. Restrictions on Parking and Storage. Except as specifically authorized by the Board or as permitted in garages and private driveways, no part of the Property, including but not limited to streets adjoining the Property shall be used as parking for cars or a parking, storage, display or accommodation area for any type of house trailer, camping trailer, boat trailer, hauling trailer, running gear, boat, or accessories thereto, truck larger than 3/4 ton, bus, or self-contained motorized recreational vehicle, except as a temporary expedience for loading, delivery or emergency. The Association may designate within the Property an area where guests may park cars, trucks, recreational vehicles, towed trailers, boats and similar vehicles, and all such vehicles shall be parked only within that designated area. In the event that the Board shall determine, in its sole discretion, that a vehicle is an abandoned vehicle, then a written notice describing the vehicle will be personally delivered to the Owner thereof (if such Owner can be reasonably ascertained) or will be conspicuously placed on the abandoned vehicle (if the Owner thereof cannot be reasonably ascertained) and if the abandoned vehicle is not removed within seventy two (72) hours thereafter, the Board shall have the right to remove the vehicle at the sole expense of the Owner thereof. For the purpose of this Section, an "abandoned vehicle" is any automobile, truck, motorcycle, motor bike, boat, trailer, camper, motor home, house trailer or other similar vehicle which has not been driven under its own propulsion, or has not been moved for a period of three (3) days or longer. All vehicle parking in the Common Area shall only be in those areas designated for parking. The Association shall have the right to adopt and amend rules and regulations concerning the parking of vehicles in the Common Area.

Snow Removal: With Winter here, it's a good time to review the HOA's snow removal policy. The HOA's landscape maintenance company will remove snow from the interior roadways when the depth reaches 4 inches or more, and the sidewalk along Dublin according to the City's regulations. Efforts will be taken to ensure clear roadways for folks going to work in the morning, depending on the duration of the snow event of course. Please be advised that it is the homeowner's responsibility to clear snow from the walkways leading to front entryways and the front stoops themselves.

Pipe Freeze! Please ensure that if your unit is to remain vacant for any length of time that you protect the water pipes in your unit from freezing. You can accomplish this by setting the heat at a safe level and opening any cabinets under sinks, especially on exterior walls. If you plan to have the heat down or off in a vacant unit, PLEASE winterize the unit by at least turning off the water and draining the pipes by opening all faucets, or other acceptable methods. Failure to take these precautions may result in a pipe freeze and rupture which could flood your unit and those of your neighbor.

Credit Card Payments: Z & R Property Management has a new website for the company; www.ZandRmgmt.biz. With the new website homeowners will have the ability to pay their HOA assessments online by credit card. Homeowners often ask us if they can pay their dues by credit card and we can now accommodate these requests.

Doggy Doo: One way you can help the overall look of the property is to pick up after your dog. In fact it's a Covenant violation to leave your dog's feces on the grounds, to allow it to damage HOA property or to be off leash when outside.

Satellite Dishes, etc: Please remember that you need written approval to have satellite dishes, accessory structures (sheds, etc.) or any other exterior modification installed on your lot. Your property manager can facilitate these approvals so please contact him directly.

Association Covenant Violations: If you witness a violation, please report it to Z & R by documenting what you see in writing, signing the letter and mailing it to Z&R Property Management. Faxes or emails are also perfectly acceptable. **Anonymous complaints cannot be acted upon, please include your name and address in any complaints, it will not be divulged.** Per state law we must send notices and hold a Hearing before assessing fines, so your first complaint is not a fire-and-forget. Please follow up with the Manager if the infraction continues after your initial complaint.

Finances: Please find attached to this newsletter the 2014 year-end HOA finances.

Thank you for taking the time to read this newsletter. The Board and Management wish you a happy and prosperous 2015!

Oakwood Village Homeowners Association

Balance Sheet

12/31/2014

Assets

Accounts Receivable	784.17
Cash-Operating - UMB Bank	18,391.17
<u>Total Assets</u>	<u>19,175.34</u>

Liabilities

Accounts Receivable Over Collected	4,236.67
<u>Total Liabilities</u>	<u>4,236.67</u>

Net Worth

Retained Earnings	4,275.98
Working Capital	14,400.00
Net Income	(3,737.31)
<u>Total Net Worth</u>	<u>14,938.67</u>
<u>Total Net Worth and Liabilities</u>	<u>19,175.34</u>

Oakwood Village Homeowners Association

Income and Expense Comparative Statement

From 12/01/2014 to 12/31/2014

	<u>December 2014</u>		<u>Year-to-Date</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
Revenues							
Monthly Dues	5,190	5,400	28,639	36,900	(8,261)	36,900	
Interest Income			7		7		
Late fee-Nsf Charges	20		200		200		
Total Revenues	5,210	5,400	28,846	36,900	(8,054)	36,900	0
Expenses							
Accounting Fees		41		333	333	333	
Administration Costs	92	25	1,315	200	(1,115)	200	
Electric	141		338		(338)		
Gas	84		124		(124)		
Insurance Property/Liability		2,250	14,176	15,975	1,799	15,975	
Landscaping		500	4,140	4,000	(140)	4,000	
Lawn Contract			1,050		(1,050)		
Management Fees	486	540	3,060	3,690	630	3,690	
Professional (Website)	585		585		(585)		
Snow Removal		166		1,333	1,333	1,333	
Trash	466	432	2,409	2,952	543	2,952	
Water	228		5,386		(5,386)		
Total Expenses	2,082	3,954	32,583	28,483	(4,100)	28,483	0
	3,128	1,446	(3,737)	8,417	(12,154)	8,417	0