



# The Oakwood Village HOA Newsletter

June 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](mailto:Kerry@zandrmgmt.com) and faxes can be sent to (719) 594-0473.

**EXTERIOR MODS:** Please be advised that any exterior modifications to your home will need HOA approval, to include any modifications to the front landscaping. Please also be aware that mods to your rear yard area inside your fence could potentially change the drainage runoff, affecting your neighbors, so please run any plans you have by the Property Manager. You can send your requests directly to your property manager via email or postal mail.

**WARRANTY ISSUES:** If you observe any deficiencies in your new home and it is still under warranty, please contact the Challenger Home warranty department at [www.oakwoodvillagepatiohomes.com](http://www.oakwoodvillagepatiohomes.com). After your warranty expires, most exterior maintenance will become an HOA responsibility. Please utilize the warranty service if possible now in order to keep your HOA dues at a reasonable level.

Your Board of Directors has arranged for the repair of any windows you have that exhibit condensation or frost on the frames, and this will be handled as a warranty repair. If you would like to have your windows inspected please contact Atrium Windows at 719-574-9147 and they will schedule a visit to your home.

**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, and as a courtesy to your neighbors, please ensure that all feces are also cleaned up regularly in your back yards. Also, please don't allow your dogs to run in the field to the East of the property as this land belongs to your neighboring church.

**Satellite Dishes, etc:** Your Board of Directors has adopted a policy regarding Satellite Dish Installations. This document is posted on your HOA website at [www.oakwoodvillagehoa.com](http://www.oakwoodvillagehoa.com). Please take a moment to read and understand it. If you would like hard copies mailed to you or have any questions please contact Z&R Property Management at 719-594-0506

**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 offer 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.

**TRASH:** As you know, the community is in a rather windy part of town. Quite often, trash totes will blow over and loose trash inside will scatter around the property. This can be alleviated by placing trash in bags prior to putting them in your toter.

**VEHICLES AGAIN:** Please protect your beautiful concrete roadways by ensuring that your vehicles do not leak oil or other fluids.

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

