

Spring Newsletter

April 28, 2018

Middle of May is Clean Up Day: May 12th, Saturday

This service is only available to Homeowners who are paid up on their HOA Dues. If your account is not paid up in full by May 8th please be aware that Gallegos will be instructed to pass by your house and not pick up. If you've received Delinquent notices – you are on the list. (We currently have 40 Delinquent Homes)

Gallegos will be pulling into the HOA at 7:00 am with a couple of trucks. If you do not have your stuff at the end of your driveway when they come by, they are not allowed to wait and they are not allowed to come back by.

You may be able to work a deal with Gallegos to bill you separate if you have more than 8 large bags. We did have a couple homes abuse the system last year and Gallegos is getting nervous about leaving us in this open system. We had to discontinue this in the past due to abuse. Please follow the guidelines. If Gallegos does not pick up items you've put out, you are required to have everything off your driveway and stored out of site by that evening.

Covenant Violations for Yard Maintenance: Buffalo Creek HOA Board of Directors have directed management to hold off on sending any violation notices to anyone, other than extreme cases, **until the May 12th Clean Up Day** allowing homeowners the opportunity to do their Spring Cleanup. However, please be advised that **May 14th will be a full Drive Through inspection for violations.**

Fence Staining: This year we will be staining another 20% of the HOA's exterior fence along the Common Area.

Projects Completed so far in 2018: We have rebuilt the main HOA irrigation pumps, replaced the low-pressure jockey pump and installed a new control panel and operations system. We have also completed a total spring maintenance on the sprinkler system, replacing bad sprinkler heads, fixing two blown lateral lines, repaired 6 blowouts from homeowner valve boxes along Co Rd 9 and have reworked the irrigation time clocks. Last year homeowners reported irrigation issues as they saw them while walking by sending the Management Company an email and this helped us to make speedy repairs. Hopefully there will be far fewer problems, but please keep an eye out again this year. Pressure in the system should hold a 60 psi or better – even while the HOA is watering.

Tree Top was given the tree contract and you've probably seen them around, trimming, winter deep-root watering & fertilizing, and tree spraying against parasites.

We lost 4 large spruce trees due to the high winds and we had two reckless drivers hit trees along Stampede (These were not reported and cost the HOA at least \$500.00 per tree. It would be nice if we could get these reported in the future). These will be replaced this spring.

We put a light sensitive switch on the big HOA sign at Co Rd 9 and Washington so it should come on at sunset and turn off at sunrise.

Any Visible Property Change requires an ARC approval: Any change that you want to make to the exterior of your house, property, and landscaping needs to have Architectural Review Committee (ARC) approval. Give a few weeks prior to your project to get the approval process completed. All dumpsters require a variance.

Failure to obtain ARC approval prior to beginning a project is an immediate \$100.00 covenant violation fine. Go to the website: www.buffalocreekhoa.com, find the ARC form, fill it out and email or mail it back to the ARC Committee. The ARC committee will go over your request to make sure that everything falls within the HOA Covenants and Site Restrictions. (This is our way of helping make sure that you do not end up investing time and money in a project that is not allowed under HOA guidelines.) The ARC Committee is there to help you so you do not have to read through a hundred pages of documents to determine if your project is approvable. (You can always go to our Documents page on the website and read all the guidelines yourself. The ARC Committee has worked through most of the gray areas that need further interpretation.)

Please be sure to always get ARC approval on every outdoor project. We would rather give the thumbs up and/or help a homeowner plan a project than be required to point out why a project is outside the HOA guidelines and needs to be changed.

ACH Payments: ACH Payments are the most secured, safest, and most efficient way to make your payment. Since ACH payments clear through federally insured banks, they are heavily regulated by the Federal Government and there are a lot of secured regulations protecting the process. We have the forms you would fill out to set this up. All ACH payments process on the 10th of the month without you needing to remember anything other than making the proper entry into your check register. It really is a simple, easy, error free system. Please contact us to set up your ACH.

House Painting / Fence Staining: About 35 people are on a House paint list and 20 on a fence stain list, requiring they bring their property into HOA guidelines. The current list will be sent out this next week. If you receive a letter and have concerns, please send us a note and we'll be happy to work with you to go over what needs painting and/or set a workable schedule for completion.

Please be aware that Sherwin Williams (located on Harmony Rd next to Lowe's) often has paint and fence stain sales of up to 40% off. You can set up to get notices and coupons from them by going to their website. <http://www.sherwin-williams.com/>

A house is usually a person's largest, and hopefully best, financial investment. Paint and stain are barriers to the elements (wind, rain, sun...) that protect that investment and the cost is usually only 1% of the value of the house and that protection can last a couple decades. Fences should be stained every 7 years and the house should be painted on a schedule depending upon the quality of your paint. Newly constructed houses could need a coat of paint in 4 to 12 years depending upon the quality of the job the builder insisted upon. You should never wait beyond the point in time that your caulking begins to crack and/or your paint begins to fade. Protect your investment.

Paint and fence stains predominantly came from KWAL which is now Sherwin Williams. They are located on Harmony Rd next to Lowe's. The only approved fence stain is: Sherwin-Williams' SuperDeck® #6508 New Seagull Grey, a waterborne, solid-body acrylic resin.

All house painting requires Architectural Review Committee (ARC) approval. The ARC can help you determine the original colors of your house or can point you towards pre-approved color combinations.

Please make certain to get ARC approval prior to your project. We have had homeowners who painted with non-approved colors who were required to repaint. ARC form is on website at; www.buffalocreekhwa.com or Email; buffalocreekarc@gmail.com

Our House Values keep Climbing: Over the past 6 months the average sales price of a home in Buffalo Creek was \$327,600.00. During this same time frame last year the average price was \$294,870.00. (It's nice to have made \$33,000.00 in house value in one year). We have just had a house sell for \$385,000.00.

Share your ideas: We sure hope you appreciate getting all of this neighborhood information. We are continually working to keep Buffalo Creek a community you can be proud of. We like keeping you informed and we are always happy to get suggestions.

Board Members: Dan Sattler (President and Treasurer), Sally Weisser (Vice President), Leah Selvage (Secretary), Karen Johnson (Architectural Review Committee Chairman), Mike Nothnagel, Josh Story, Jesse Riesterer, Bryan Lamoreaux (Website Manager) and Kim Holbrook (Members at Large). We are trying to do the neighborhood's bidding and homeowners often have the best ideas. Please feel free to reach out to any of the Board Members. Board Meetings are the second Thursday of every month, 7:00 pm at the Leeper Center. If you want to attend, just come in. If you want Board consideration, please contact the Board to get a spot on the agenda. Any Board Member is available for questions or discussions.

Management Company: Buffalo Creek HOA is being managed by Buffalo Creek Management. Tim Singewald is the Owner and operator of Buffalo Creek Management and can be reached at: PO Box 1182, Wellington, CO 80549; Phone (970) 568-3170 or email at: singewald@aol.com