



# Brittany Knolls Newsletter

February 2008

[www.neighborhoodlink.com](http://www.neighborhoodlink.com)

## PAINT IN THE STREET?

Several of you have inquired asking what are the "bright pink" paint markings in the streets around Brittany Knolls? Janet McNulty Yahna checked with the City of Fort Collins - Streets and Engineering Department 221-6700, to see what was going on. Apparently it is a "fact finding" mission and areas in the neighborhood have been marked that **MAY** need work. This is being done all over town to determine what future projects are needed and how they will be prioritized. At this point, no determination has been made for Brittany Knolls.

## BK GARAGE SALE

Hello Neighbors, honestly, Spring is coming and we turn to thoughts of "cleaning-up and cleaning-out." Help is on the way in the form of BK Annual Garage Sale. The date is Saturday, May 17<sup>th</sup>, rain or shine. Your HOA will provide advertising and signs.

## BK ANNUAL PICNIC

Folks were disappointed in not having a Back to School Picnic last year so I hope those same folks will help with this year's. It takes lots of effort to pull it off but the tasks are manageable with lots of volunteers and if I don't get volunteers I'm not bashful about knocking on doors. Oh, oh, maybe I shouldn't have warned you.

*Mickie Watts*

## SUMMARY OF 2007 BUDGET

The net loss for 2007 was \$1,452.00. This brings the cash balance down to \$5,700.00 at year-end. The loss was expected as was discussed at the annual HOA meeting, which is one of the reasons why the dues were increased for 2008. We must begin to increase the reserve balance and have addressed that in the 2008 budget.

Total revenue for 2007 was \$45,339.00 with expenses at \$46,791.00. There was only one owner who did not pay the HOA dues for 2007. The main items that were over budget were snow removal, repair and installation of new lighting at the sign on Lemay and Brittany and office expenses due to increased mailings of both the newsletter and garage sale notices. Legal fees were higher due to the legal costs involved with the exterior painting violation of one owner but those costs were recovered from the owner.

The Board will monitor the budget closely this year and work towards the goal of increasing our reserve balance. The 2008 HOA dues in the amount of \$256.00 are due and payable by the end of February to avoid late fees. For those that have already paid, thank you! If you are experiencing difficulty in paying the dues, please contact Poudre Properties at 224-9204 to discuss the problem.

## GOT PAINT?

In 2007, a Brittany Knolls home was painted a very bright blue without the color having been submitted to the Architectural Review committee. Many comments were made by Brittany Knolls residents, and none were complimentary.

Following procedure, Poudre Property Management sent notices of the violation to the homeowner, who failed to heed the letters. The homeowner refused to repaint, and subsequently put the house up for sale.

In order to protect the Association's interests and expedite a solution, Poudre Property recorded a "covenant lien" against the property, which prevented any sale of the home from closing without a remedy for the covenant violation. Funds were withheld from the seller at closing to cover fines, legal fees, and the cost of repainting the house. The fines and legal fees amounted to \$692, which has been totally recovered for the Association.

Please, always ask if your painting, landscaping, or improvement project needs approval.

#### ARC TO MEET TWICE PER MONTH

The ARC - Architectural Review Committee will be meeting twice a month to consider projects submitted by homeowners. Last year brought about many maintenance and improvement projects, and the ARC was inundated, with several requests being last-minute submissions, and a couple were "after-the-fact" submissions.

Our original Covenants call for the ARC to meet once a month. Because of the age of our neighborhood, the ARC members are expecting another big year for projects, and thought it prudent to meet twice each month, on the first and third Thursdays. Requests for project approvals must be submitted to Poudre Property Management no later than the Thursday prior to a scheduled meeting in order to be considered during that meeting.

Although the ARC does try to keep response time short, the Covenants allow the ARC thirty days to consider submissions. Please plan ahead.

#### BOARD MEETING SCHEDULE

May 22 at Trisha Jones 6254 Buchanan St  
Aug 7 at Jim Lathrop's 6415 Buchanan Court  
Oct 2, at Wayne Clyma's 802 Courtenay Circle  
2009 budget  
Annual meeting Nov 6 at Heart of the Rockies Church in the Modular.

#### 2008 BOARD

James Lathrop - President  
6415 Buchanan Court 970-226-1826

Caroline Gensheimer - Vice-President  
801 Marshall Street 970-206-1290

Trisha Jones - Treasurer  
6254 Buchanan Street 970-226-1081

Mickie Watt - Director  
6248 Buchanan Street

Pete Gomez - Director  
809 Courtenay Circle 970-377-9542

Wayne Clyma - Director  
802 Courtenay Circle 970-204-9824

Sandra Bickerton - Property Manager Poudre  
Property Services 224-9204

Insurance Company - State Farm - Brad Bischoff -  
970-223-9400

Lawn Maintenance and Snow Removal - Mill  
Brothers 970-566-0925

**A big Thank You to the mystery person near Compton and Buchanan who has been snow blowing the sidewalk during the snow storms. Your efforts are appreciated."**