

Taft Canyon News

Spring, April 2012

ANNUAL SPRING CLEAN-UP

April 20th – April 22nd

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Annual Spring Clean-up

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WHAT A GREAT FAMILY PROJECT FOR 'EARTH DAY'!

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The association provides an easy drop-off location for yard waste – for all the leaves, branches, and grass clippings that accumulate as you 'clean up' from the winter months ~ and prepare your yard for summer fun!

**HOA Automatic
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- **Bins will be located at *Idledale and Wellington - lower level.***

Garage Sale

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- **NO computers, electronics, TVs, furniture, appliances, batteries, paint, tires, etc.**

**Pond Picnic
in the Wild**

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- If the dumpsters are full, *please do not leave discards on the ground nearby. Your neighbors have to do the clean-up for you!*

- Efforts to go 'above and beyond' your own yard are greatly appreciated! The common areas along CR 38-E, Taft Hill Road, the bike trails and open spaces, the stairs and walkways all benefit from 'trash pickup'. Thanks for being conscientious!! (Are there scout troops, school groups, or clubs that would want to 'adopt' an area??) (please contact Phyllis Kane at 225-9737)



Paving Plans

Taft Canyon homeowners will continue to see ongoing annual paving projects to improve the life, condition, quality, and value of our roads along with an expected positive impact on property values. To that end, we have completed the road improvements to all main roads in Phase 2 and Phase 3 and now will focus on Phase 1 before completing the cul-de-sacs in Phase 2.

The plan going forward is therefore the following, with the understanding that we will generally repave in \$50,000 annual increments as our budget continues to allow.

Fall 2012 – Finish Idledale Dr. to Trowbridge, pave as much of Trowbridge and Picadilly Dr. as we can along with the HOA sidewalk improvements for the section along Idledale Dr.

Fall 2013 – Focus will be on Picadilly Dr. and Vajobi Ct.

Fall 2014 – Focus will be on Whippeny Dr.

Fall 2015 – Finish Phase 1 by completing Brixton Dr.

Fall 2016-2017 – Phase 2 cul-de-sacs.

Polybutylene Pipes

Several homeowners in Taft Canyon have reported problems with the polybutylene pipes that carry fresh water into our homes. These problems have ranged from minor leakage to severe water damage. Between 1978 and 1995, 25% of the homes built in the United States used polybutylene pipes to carry fresh water from the water meter into the home, and our subdivision is no exception. According to our water provider, Fort Collins-Loveland Water District, it was code to build the water supply using copper pipe from the water main to the individual home meter but left to the discretion of the plumbing contractor to use either copper or polybutylene from the meter into the home. It is recommended that each homeowner assess the type of material used to bring fresh water into their homes and to determine whether replacement is necessary. Estimates for replacement ranged from \$1500 to \$3500 according to some impacted homeowners. Unfortunately, the recommended method to determine type of pipe used is to dig 4-5 feet down around your meter until the pipe is exposed and type can be ascertained. For further information, please contact our water service provider, FCLWD, at (970) 226-3104.

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Faith Property Management**Mike Adams****377-1626****Mike@faithproperty.com**

Neighborhood Watch**Captain****Phyllis Kane****(contact info listed above)**

To Report Wildlife**Problems****Animal Control, 226-6147****Division of Wildlife, 472-4300**

Taft Canyon Web Site**[www.neighborhoodlink.com/
larimerco/taftcanyon](http://www.neighborhoodlink.com/larimerco/taftcanyon)**

AUTOMATIC HOA DUES PAYMENT PLAN

An automatic HOA dues payment plan is now available and the payment plan form is attached to this newsletter. Please fill out the form and provide a voided check as per the instructions if you would like to take advantage of this service provided by our property management company, Faith Property Management.

ANNUAL ALL-NEIGHBORHOOD GARAGE SALE

Looking for an organizer - basic responsibilities include simple advertising and hanging signs and banners.

You can take it to another level if you'd like by creating maps and other activities for the day - the sky's the limit!

We set aside one day as a whole neighborhood when there is an organizer; we take the year off if there's no leader.

If you are interested in heading up our annual sale, please contact Phyllis Kane at 225-9737 or at kanes123@aol.com.

POND PICNIC IN THE WILD

Many of you will have noticed the new "picnic in the wild" area between the south trail to the prairie natural area and our retention pond. You are all welcome to come explore!! Parking has been opened along the road for safety and convenience. As the weather warms up you may want to bring an umbrella for your family outings as it will take a few years for the trees to provide shade.

A huge thank you to all the donors of labor and plants in our evolving orchard. Raspberry bushes are this spring's additions to the already planted apple, pear, cherry and peach trees. Anyone wishing to donate perennial or reseeding plants please contact Sivea Key, siveakey@comcast.net or 970-219-8916 cell.

Taft Canyon Open Space projects for individuals and children's groups (contact Sivea if interested):

- 1-make permanent educational plaques for the plantings in the picnic area.
- 2-research wild birds that would nest in the pond and meadow, make and install nesting platforms and boxes and maintain them.
- 3-research native food and shelter plants and bushes for wildlife habitat, purchase and plant (drip irrigation may be needed).
- 4-move the pond muck to create nesting berms for the geese and ducks safely surrounded by water.

Automatic H.O.A. Payment Plan

Participation in this program requires your account to be current. If there is any overdue balance on the account as of the start of this program, it will be withdrawn on the first withdrawal date to make your account current.

I authorize Faith Property Management to initiate withdrawals from my account, at the financial institution named in this application, for payment of my Homeowners Association monthly bill. This authorization will remain valid until either Faith Property Management or my financial institution or I revoke it.

I understand that the Automatic H.O.A. Payment Plan is an alternative method of payment only and does not otherwise affect my rights or the rights of Faith Property Management, or my financial institution with respect to each other. I further understand that Faith Property Management and my financial institution reserve the right to terminate the Direct Payment plan and/or my participation in it. If I wish to discontinue my participation in the Direct Payment plan, I may do so by notifying Faith Property Management in writing at least 5 business days prior to the scheduled payment.

Name _____ HOA Name _____ Start Date Month _____

Property Address _____ Phone # _____

Mailing Address _____

Transfer from (Debit): Bank Number _____
(we will complete this info from your check that you provide) Account Number _____
() Checking () Savings

You must provide a voided check with this form.

Transfer will occur:
(XXX) **Monthly** on the (5) fifth day of each month.

Amount of the transfer is \$ _____ (current monthly dues for the Association that you belong to). Should this figure change upward or downward by the Board of Directors, you are giving permission to have your deduction changed accordingly.

This agreement needs to be received by the 20th of the month preceding the start month. Please keep a copy of this agreement for your records.

Authorized Account Holder Signature _____

Date _____

By: _____ Set up Date: _____

For starting Month: _____