

“From the Board - - - “

News from your Sanctuary on the Park Board, August 2017

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Communication problems

We have experienced some major problems with communications recently, mostly with emails but also some voice messages.

These problems seem to be caused by our internet providers who have changed some of the protocols that screen incoming messages for spam and phishing attacks.

Comcast has been a particular problem. Even those using Apple Mail to handle their email messages have been affected, with some important messages being lost in junk mailboxes. Comcast may use Microsoft Office for screening incoming mail, and that seems to send messages with a short string of emails into junk mail as a phishing attack. These problems can occur even though you already have the address of the sender in your contacts or address list. We have not found any way to change account settings to prevent these problems yet, but have noticed that while simple messages may get through, having attachments or more complicated messages may trigger problems.

As a result of these problems, some homeowners who had difficulty communicating with BRC or our contractors have vented their frustrations on board members. Getting angry with us does not help, and makes it even more difficult to recruit good people to the board! If you are not getting a response, please call Chad or send us copies of the emails you have sent. Other HOAs have been having similar problems, and we are working with BRC to come up with some solutions.

So please check your junk mail for missing replies before accusing BRC and the board of ignoring your comments!!!

Support your Community!

We are a “Common Interest Community” which basically means we share services such as trash and snow removal, and abide by certain covenants and restrictions.

The services are cheaper and easier to arrange as a community, and the covenants and bylaws are to uphold the appearance of the community and protect investments in our properties.

This system relies on volunteers elected to an executive board who administer the community, including the budget and various contractors. Though some responsibilities can be delegated to a management company and to some committees, the board remains responsible and has to follow both Colorado law (“CCIOA”) and our various covenants and by-laws.

Recruiting people to serve on HOA boards is well known to be a thankless task, especially when people seem to spend more time harassing board members than appreciating their efforts. Community management experts have noted that people seem to be less patient and more “cranky” as time goes by, and speculate whether that is a consequence of new social media or simply part of the ‘aging’ process!

So, what happens if nobody volunteers? The management company might keep things going for a while, but without authority to pursue the boards’ functions, it is likely that community appearances would soon deteriorate. If the HOA was eventually disbanded, providing services and maintenance would require frequent special assessments and we would have to contract as individuals for routine services.

And yes, we do need volunteers! This coming year, we will need to replace one board member, and find a new chairman for the Design/Review committee. Please consider whether you might be able to help either by joining a committee, or running for election to the board.

We have tried to communicate with regular newsletters and emails so that you know what is happening in your community. Ideally, board membership should offer you an interesting, satisfying, and even greater understanding of how the HOA functions. Please contact any board member if you are interested or would like more information about volunteering.

More about covenants, bylaws, and signs!

One of the responsibilities of the board is to enforce the by-laws of the HOA. We have been asked why we enforce the removal of signs, when the message they display is an innocent or well-meaning message.

Certain signs are allowed for defined periods such as when a house is for sale, before an election, and for patriotic occasions. But no other signs, posters or billboards are allowed unless specifically approved by the design review committee. If certain signs were ignored and the covenants not enforced, then anyone wishing to display a sign could claim that particular rule had been “waived.” That could

allow the widespread display of signs throughout the community, with undesirable content and appearance!

Landscaping Issues

Common area weed control. While being located next to the State Park gives us wonderful views and benefits, we also share an unfortunate problem – weeds! The Park is trying to control their extensive crop of thistles and common mullein, but we still get some of the seed drifting over the fence, especially in the field area in the north-east corner. We have had the entire common areas sprayed to control weeds for each of the last 3 years, and have also removed many by physical labor – both from volunteers and contractors! We have seen a great improvement over the 3 years, but that field to the north east still has many tall weeds, mostly dead mullein plants.

We are therefore considering having that area mowed once, later in the fall, after the native grasses have already seeded. Our current policy is to avoid mowing the native grasses in the common areas, as that allows the grasses to spread by seed dispersal which helps control the weeds. But with advice from our landscaping contractors, this special mowing could be beneficial in that troublesome field area.

Shrub trimming The second and final shrub trimming for homeowners who “opt in” should take place in late September.

Sprinkler shutdown. Our sprinklers are usually shut down towards the end of October, depending on weather forecasts. Water is purged from the pipes with compressed air to prevent freezing damage.

Tree Proposal for S Carson. You should have received details about the proposal to plant trees along S Carson St, and comments from some homeowners regarding the proposal. The ballot has been sent out – please return your ballot to Chad at BRC as soon as possible if you have not already done so!

The grounds committee has also proposed planting trees along E Maplewood from the entrance at Jordan to the first houses past the mailboxes. That proposal will likely be discussed at the next Annual Meeting, in January. More information will be sent out with the meeting package ahead of the meeting.

Design and Review

Recent requests to our committee have included landscape improvements, exterior light fixture replacement, window and patio door replacements, new satellite dish locations, and the extension of fencing at the corner of E. Caley and Jordan. Most of these requests have been approved promptly with a minimal amount of deliberation by our members.

Exterior painting remains slightly painstaking, as the original paint provider (KWAL) is no longer in business. Sherwin Williams does have all the original color numbers; however, in some cases the “matching” result may not be an exact match and may need to be adjusted. These original color schemes are located on The Sanctuary website (dcmi.com). Guidry’s at Jordan and Lincoln also has the KWAL chips and can match the colors by request. Additional color scheme requests will be considered if they conform to the description outlined in ‘The Sanctuary Rules & Design Guidelines.’

Exterior light fixture replacement is also an ongoing discussion point with the D&R committee. Approval of new lighting fixtures is complicated by an ever-changing product supply. Most of the previously recommended fixtures have been discontinued. Our current stance is to consider requests on a case by case basis, as long as the color, size, and general style are consistent with our neighborhood. Finally, if you are considering window replacements, please be advised that there may be an option requiring only a labor and installation charge. Jeldwen, the original supplier of our windows, does offer a lifetime warranty, even if you are not the original home buyer. Several Sanctuary homeowners have taken advantage of this warranty. This type of replacement does not need D&R approval. If using other window replacement companies, a Design and Review request form would be necessary.

Social Events

The next party is planned for September 27th, the details will be sent out soon! And a reminder, please add the holiday party to your calendar for Sunday, December 10th.

New Neighbors

We have had several changes this year, please welcome our new neighbors at:

6107 S Carson	John and Cynthia Montagna
6250 S Carson	Mike and Karen Bullock
6274 S Blackhawk	Steven and Clara Ruth

Trash Pickup Delay

Just a reminder – trash pickup should be delayed one day next week until Wednesday, as Haulaway observes the Labor Day Holiday.

From the executive board, August 31, 2017

Geoff Lane, President
Earl Wenngren, Vice President
John Palley, Treasurer