

Prensa Del Rio – November 2013 Edition

Newsletter is back

I just recently moved into the HOA and I guess I volunteered to pick up the newsletter. I am new to this Newsletter thing so bear with me please. I will graciously accept any suggestions and inputs. I will do my best to update on monthly bases. You can reach me at skjones73@optimum.net.

September HOA meeting

New board members were elected. A big thank you goes out to those who volunteered:

New board members and contact information

Monte Gusewelle (#44) 385-5753
guse13@aol.com

Jim Sadlon (#47) 385-7480-
jimsadlon@bresnan.net

John Riebau (owner #2, #23; lives off site) 403-6619
riebau@sbcglobal.net

Judy O'Neal (owner #26, lives off site)
247-4103
judyo@frontier.net

Because of the lack of a quorum, owners were asked to vote, by email and postal mail, for Directors. As of November 10, 2013, owners of 35 units voted, and each of the directors received a majority vote.

Projects under consideration for 2014 include:

Repair fence along south side of #37
Reseal ¼ of the asphalt paving (instead of 1/3 as in past years)
Minimal painting, staining.

2014 HOA Dues:

The Board has agreed that 2014 dues will remain the same as 2013 dues.

Open Discussion:

Garbage:

It was brought the boards attention that the Recycle bin is always full. That is great that as a community we support the recycling effort. If you have noticed additional Recycle bins have been installed

Move in Move out Trash:

Please be reminded that large household items are not to be placed in the Trash can areas. These items are not picked up by the city. Anyone who overloads the dumpsters will be charged a labor rate of \$50.00 per hour for the purpose of handling the overload, and a fine of \$50.00 for overloading the dumpsters and/or recycling bins. Landlords please make sure your tenants are aware of this.

Parking:

With the opening of the Oxbow river access to the public this summer, Recodo residents experienced inconvenience and frustration caused by "parking trespassers". This is expected to worsen next summer.

Suggestions:

Add to the existing sign at the entrance to Recodo: "PRIVATE – Permit Parking Only"
Register all vehicles belonging to residents
Provide parking permits for residents, plus pass for guests.

Warning Notice on the windshield of first time offenders:

Input from unit owners will be appreciated and will be addressed by the board in the spring.

The HOA has 25 parking slots in the general common elements (GCE) areas. Parking slots Are shared amongst all residents and guests.

Prensa Del Rio – November 2013 Edition

Pets:

Once again there are complaints about pets not being on a leash and barking. Pets are important to the families, being a responsible pet owner goes a long way to in maintaining good neighbor relations.

The Board of directors has the legal authority to prohibit new pets from being brought on-site, as well as rescinding approval of any pet that becomes a problem or nuisance.

It has been noted that dog droppings are not being picked up. Owners must pick up after their pets immediately following defecation. Due to the various diseases harbored in dog (and cat) feces, violators will face heightened fines and possible loss of pet privileges. **Please refer to the Rules and Regulations for specifics on pets.**

Noise:

Please remember noise carries in the community. We live in a residential community, and noise is ever-present in our environment. The HOA has quiet hours for residents that begin at 9:00 pm to 7:00 am the following morning.

Anyone disturbed by noise from a neighbor, guest, another person, or a neighbor's pet is encouraged to call Dispatch at 385-2900 and report the disturbance. Your identity is protected when you make this call.

REMINDER

All owners should update the HOA Board of changes in their mailing and email addresses, and telephone numbers for themselves and their tenants, as required in the Rules and Regulations. Contact Judy. In the event of an emergency (such as fire), the Board may need to contact you.

Please check the website at

www.recododelrio.com for a complete update of our CCRS, Bylaws, Rules & Regulations and Policies & Procedures. Every unit owner and tenant will benefit by reading these documents Board trusts that we will all reach a common

understanding of the responsibilities owners, tenants, directors and officers have individually and towards one another. Common courtesy and mutual respect makes for a great community to live in.

Wishing all a Happy and Safe Thanksgiving!

