

Prensa del Rio – January 2013 Edition

Happy New Year Everyone!!

Please check the website at www.recododelrio.com for a complete update of our CCRS, Bylaws, Rules & Regulations and Policies & Procedures. Hopefully the tabs will be updated soon and we will begin sharing information on the website provided by the Community Associations institute (CAI) regarding community living standards and best practices for HOAs. Recodo del Rio belongs to this organization, and they are offering these documents free to members for distribution to the unit owners. As every unit owner and tenant will benefit by reading these documents the Board trusts that we will all reach a common understanding of the responsibilities owners, tenants, directors and officers have individually and towards one another in our community.

Banking Balance and News

The current balances in our three accounts as of December 31, 2012 were:

- Operating Fund = \$19,771.74
- Emergency Fund = \$10,526.60
- Capital Improvement Fund = \$21,577.04
- **Total = \$51,875.38**

Investment of Capital Improvement Funds

The Board would like to hear from unit owners in regards to your thoughts on where and how to begin investing the monies in the Capital Improvement Fund to generate additional interest income for the HOA. We must abide by our policies and procedures in whatever action we take. Please feel free to contact any board member or leave a recommendation on the website.

Board Notes

The Board will meet for its next meeting in February. The agenda will be posted on the website and around the neighborhood.

As some of our residents continue to ignore their responsibilities to their neighbors by continuing to violate the rules and regulations set forth in the CCRs and other documents (the top four identified as noise, pets, parking and inability to manage their garbage) the Board is taking a zero tolerance position to violations moving forward.

Individual residents and /or absentee owners will subject to the fining process identified in our policies and procedures and rules and regulations. Several examples follow in the newsletter.

Garbage Concerns



"The can was full so I put it on the ground"

This is pretty much the quote of the resident who left the pizza boxes and other trash on the ground by the dumpster. The result is the unit owner being fined \$50.00.

There are three (3) garbage cans, any of which can be used and recycling for cardboard, paper, cans, bottles and plastic #1 and 2. Yet some of our residents cannot master the concept of garbage going into garbage containers

Recycling and Garbage News

The City of Durango is now picking up trash only on Monday and Thursday mornings. The new bear-proof cans hold more than the old round

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plastic containers, so the capacity of the old vs. the new containers was the same. We received many months of 'extra' service before the City changed our pick up service.

Single Stream Recycling will begin at the HOA sometime in March, if the proposed plan outline by the City comes together. The HOA will retain the blue cardboard container and the glass recycling container. A new Single Stream container (similar to the old round trash containers) will replace the three blue containers now used for plastic, paper and cans. The new containers will be well identified as to what is to be placed in each container. The city's website will also have information, and you should have received a flier in your last water bill with this information.

We are fortunate to live in a community that supports recycling and the board encourages everyone to participate in the new recycling program. We can all do our part to reduce landfill wastes, greenhouse gases and maybe global warming. Unit owners are asked to communicate these benefits to their tenants and ask them to use of the appropriate recycling containers at all times. It is important that the recycled items are put in the proper container.

Christmas Lights and Decorations

The new rules & regulations require holiday decorations to be taken down within 2 weeks following the holiday. If you still have up lights or other decorations, please take them down as soon as possible.

Cat Owners

All cat owners should be aware that allowing your cat to roam around the HOA is a violation of both the old and updated CCRs, and against the new pet policy. As part of the Board's fiduciary responsibility individual owners will be contacted and the warning/fining process started.

General Common Element (GCE)

Awareness

As a general rule items left on GCE areas need to be relocated back on to private property. Specifically charcoal grills, decorative furniture and toys are examples of items that need to be moved. Individual tenants will be contacted in this regard. Items left out past the removal date will be considered abandoned and may be disposed of by the HOA.

Parking Violations

Last month one car was ticketed by the Durango Police Department for parking illegally and blocking a fire hydrant. As some of the absentee owners obviously have not communicated the updated rules and regulations with their tenants the Board will begin towing illegally parked vehicles – whenever and wherever illegally parked. As with the garbage example above, if the vehicle belongs to a tenant, the unit owner will be fined \$50.00 as well.