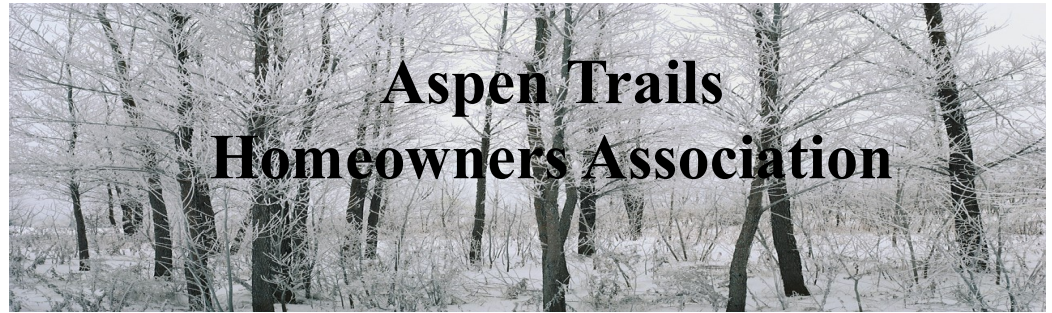


Aspen Trails  
Homeowners Association  
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## ASSOCIATION UPDATES

### Change in Community Managers

Ms. Kim Tittelbaugh has been assigned by Sterling Real Estate to oversee the community management of the Aspen Trails Homeowners Association. Ms. Tittelbaugh has been with Sterling for eight years and began working with the Board around August/September 2021. She looks forward to getting to know you and working with the neighborhood.

### Annual Meeting—Board Openings

The annual meeting of the Association has been scheduled for May 11, 2023 at 6:00 pm. A formal notice will be mailed out in early April. There is currently one (1) vacant seat on the Board and the term of three (3) Directors will expire at the annual meeting. As such, the Board will be seeking nominations for a total of four (4) seats on the Board of Directors to serve a two (2) year term. The Board handles the affairs of the Association and addresses such items as: collection of assessments, enforcement of the CC&Rs (violations), management of the Association vendors (landscaping), and other such matters pertaining to the governance of the membership.

### Community Improvements

At the end of the summer, several community improvements were completed, including: replacement of the flag pole, installation of decorative rock in the common area near the mail boxes, and repainting of the monument entry sign. The Board continues to evaluate and discuss the installation of a fire gate at the secondary access to The Lodge Apartments. Additionally, firewise tree maintenance in the common area by the FUTS trail is anticipated to occur this summer.

### Assessment Increase

The Board voted to increase the annual assessment by 5% this year to address increased costs associated with inflation, landscape materials, vendor price increases, and to ensure that continued funds are available for future capital infrastructure needs.

### Winter Reminders

**Parking ordinance:** The winter parking ordinance is in place, this means no on street parking between midnight and 7am from November 1 to April 1. Please remind any tenants/guests/occupants of this ordinance, as non-compliance will inhibit the snowplows from clearing the street for optimum vehicular travel.

**Sidewalk clearing:** Please remember you are responsible to keep your sidewalks clear of snow, cinders, and ice. Your efforts to make sure you take care of the cleaning or make arrangements with a third party to do so in your absence are greatly appreciated!