



Homeowners Association Quarterly Newsletter



*“To encourage community spirit while empowering
our residents to retain a rural, independent lifestyle.”*

2023 BOARD OF DIRECTORS

- ◆ Shawn Spencer—President
- ◆ Dwight Smith—Vice President
- ◆ Denishia Jackson—Treasurer
- ◆ Samantha Crocker—Secretary
- ◆ Jules Jeffery—Admin Assistant

IMPORTANT TOPICS

- 2023 BOARD OF DIRECTORS
- ANNUAL MEETING HIGHLIGHTS
- BUDGET UPDATE
- COMMUNITY PROJECTS
- IMPORTANT DATES
- LETTER TO RESIDENTS

NEW INFORMATION

2023 ANNUAL MEETING HIGHLIGHTS



ANNUAL GOALS FOR THE BOARD:

- To get the Street Sign Project underway
- To get some road maintaining done to some of the large pothole sections
- To have an event planned with the community some time this fiscal year

- Adopted meeting minutes from previous Annual Meetings
- Adopted 2023 proposed budget after questions and review
- Reviewed 2022 accounts and budget
- Meisman contract was discussed. It is uploaded and available to review on the hoa website
- Announced the forming of a committee for the street sign project. Any residents who want to assist the Board in making this project a huge success can fill out the form on the website
- Announced the forming of a committee for the Road Maintenance project. Any resident who wants to assist the Board in making this project a huge success can fill out the form on the website.
- Informed residents that when the easements to your adjacent properties don't get mowed, the hoa has to use funds to mow those easements for fire mitigation. This is done by Chief Carl from Hanover Fire Department
- Discussed how the hoa Board has been working with Code Enforcement to setup a community cleanup event for our residents
- Website—see 4th page of newsletter
- The hoa sends the most vital and important information via email. If you don't receive those emails it is important to get your email on that list. Email vchoa2@gmail.com attn: Admin Email List. We will send you a PDF of the Resident Update form we require to have filled out to add your email to that information list
- The Board updated residents on the ongoing court case. For more detailed information, email the board members
- Liz Rosenbaum spoke about the ongoing water issues in our entire area here in Wigwam. For more info, see her [Facebook page](#).
- The hoa attorney and residents were able to go over the process of hoa dissolution and what it would mean for residents
- New Board Members were voted in
- New Business: Decision to try to get the community together with a community BBQ/event. Added Meisman contract to the website. Updating voting/ballot process for the future

ROAD MAINTENANCE COMMITTEE

The Board is still accepting information for residents who wish to be a part of the Road Maintenance Committee.

For more information, visit the [Villa Casitas website](#) and fill out the committee sign-up form for our community projects.

SIGN PROJECT AND COMMITTEE

The Board is still accepting information for residents who wish to be a part of the Sign Project Committee. This committee will be formed shortly to head the Sign Project this year's board is implementing. There are a lot of street signs in our community that need updated, repaired or just replaced altogether. Furthermore we hope to get more signs put up on some of the street corners that do not have signs to make it easier to find your way through the community. This will be a big undertaking so the Board could use as many volunteers as possible to give their input and expertise to this project.

For more information, visit the [Villa Casitas website](#) and fill out the committee sign-up form for our community projects.

COMMUNITY CLEAN-UP PROJECT



Your Community Cleanup Day

May 5th and 6th

9:00 am to 2:00 pm

(weather and services permitting)



El Paso County Code Enforcement is partnering with Junk King to provide your community with **FREE** dumpsters. This event will take place at the cross street section of Avenida Hermosa View and El Gallo Point. This event was made possible through collaboration and partnership with the Villa Casitas HOA! Come out and meet your local Code Enforcement Officers and take advantage of this one-time opportunity to dispose of any of following items:

- Furniture, wood, and metal
- Dry paint**
- Electronics
- Mattresses
- Tires
- And other miscellaneous rubbish

**Junk King does not accept wet paint, ammunition, or any other hazardous and/or flammable materials



Community
Partnership
Resources

El Paso County Planning and Community
Development

Telephone: (719) 520-6300

Email: plnweb@elpasoco.com

IMPORTANT DATES

5-6 May 2023

9am-2pm

Community Clean
-up weekend

8 May 2023

Special Member
Meeting @ 7pm
Hanover Fire Sta-
tion on old Pueblo
Rd

- [AGENDA](#)

16 May 2023

Quarterly Board
Meeting held at
the Hanover Fire
house on Indian
Village Heights
7pm

- AGENDA TBD

LINKS!!!



HOA Website



HOA Public Facebook
Page



HOA Resident Private
Page

HOA WEBSITE

The HOA Website is closely managed by all current members of the HOA Board. The website houses a large array of varying information.

You can find the contact info for the Board at large, to answer any general or specific questions related to any topic within our community.

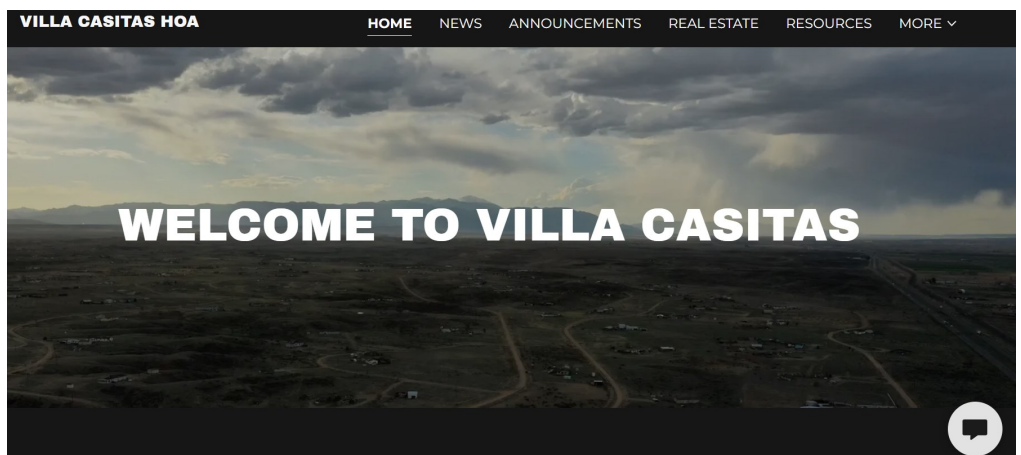
You can find the contact info for our Treasurer so you can inquire about Dues, Financial Statements or any other finance related questions.

There is a tab where all of our current and binding Governing Documents can

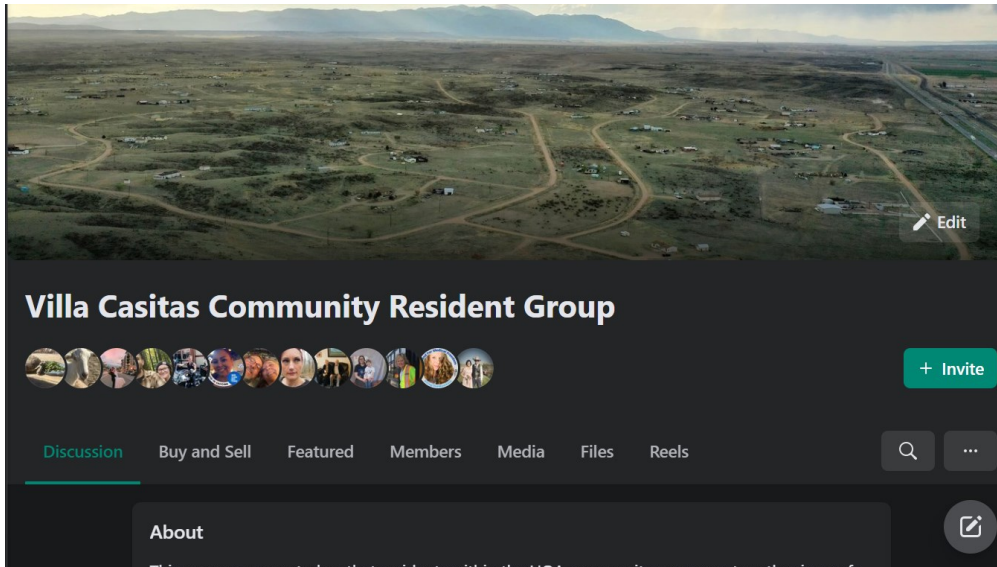
be found. There is also a tab for Information where you can find the current board members names, attorney info and links to our email.

There is a Resources tab where you can find information regarding the emergency departments in our area and also the major service providers that are located in our area.

The Resources tab also has links to our emergency services, apps they use for public notices and information, as well as information on fire mitigation and links to our local county departments.



COMMUNICATION



“The first rule of Social Media is that everything changes all the time. What won’t change is the community’s desire to network” ~Kami Huyse

RESIDENT FACEBOOK PAGE

At the Annual Meeting, multiple residents brought up the creation of a place where residents can come together. Somewhere where someone can post for assistance with their vehicle that broke down on the road and they need to get it home, or someone who needs help with their overgrown property because their lawnmower broke, or someone who might just need assistance and another resident within our community can provide that assistance.

This idea was put into action and a Private Facebook Page was created. The Board re-

searched multiple different platforms to include: Nextdoor, Facebook, Websites etc and the Facebook platform won out. We wanted a platform that we could setup some bots to manage bad language or harassing etc where other platforms seem to fall short. No one should ever be subject to rude or nasty behavior by someone who just isn't capable of scrolling and saying nothing. The point of the page is to be able to chat with our fellow residents and/or ask for assistance or offer services whenever necessary, but ensure it is residents of just our community.



RESIDENT LETTER



Villa Casitas Homeowners Association
Po Box 534 Fountain CO 80817
Vchoa2@gmail.com

Dear Villa Casitas Association Owners,

Below is information we think gets lost in translation or is missing in certain conversations or meetings happening in our area. It is information vital to the homeowners in our community and we want to make it as transparent as possible.

The Association has several governing documents. We have Protective Covenants from 1998, titled as "[Amended and Restated Declaration of Protective Covenants](#)." We have [Articles of Incorporation](#) of a Colorado Nonprofit Corporation for Villa Casitas Homeowners Association recorded in 1998. Our [Bylaws](#) were enacted and recorded in February of 2005. Any other documents referenced are not official governing documents of the Association.

There is a state law that governs all HOA's the [Colorado Common Interest Ownership Act](#) referred to as CCIOA that was enacted by the Colorado Legislature in 1992. Our Association's original covenants date back to 1971, this distinction makes us a Pre-CCIOA community. As a Pre-CCIOA community there are parts of CCIOA that do not apply. These sections are clearly noted in the beginning of the CCIOA statute and throughout the CRS' within that statute whenever necessary.

The Board makes every effort to be in compliance with all governing requirements set forth by the State of Colorado. All required documents, to include necessary financial documents, are posted on the [Villa Casitas website](#) for members to view. Members may also request documents in accordance with the [VCHOA Records Policy](#). We realize that in the past, mistakes have been made. The Board does its best to rectify any and all mistakes made past and/or present to ensure the continuity of operating in the best interest of the residents of our community. The Board makes no attempt to hide any records from the members of the community, however there are some protected records such as records that relate to a specific member or legal matters etc, that are protected and not requestable.

Regards,

Villa Casitas Homeowners Association Board