

Kissing Camels Town Homes

HOA BOARD MEETING

The HOA board is attempting to optimize meeting times and in person contact. The board will evaluate the business items for February and decide if and when we will be scheduling a meeting. Thank you for your patience as we work toward what works best for our community during this pandemic.

Here's a glance at what the HOA worked on for the month of December:

- Accumulating lists of projects around the community that can be done by member work groups (ie...painting, trimming).
- The golf course mowed the grass behind G, F & E buildings.
- Gophers were spotted around the E building - Critter Removal is in progress.
- Gutters were cleaned and Fall Cleanup was completed.
- Tree trimming is *almost* complete. Still need a few stumps ground down.
- It was requested that a new section be added to the HOA website that lists all the standard material/colors/paint etc....used throughout our community. This is being worked on.
- Z&R (former management company) dropped off a lot of documents from 1999-2005. These were scanned in and added to the Townhome website

November Expenses:

Bank & Admin Fees	\$ 496.94
Snow/Gen Maint/Gutter Repair	\$8,194.68
Farmers Insurance:	\$3,927.50
Reserves & Deferred Maint:	\$1,020.00
KCPOA & Legal Fee:	\$2,261.00
Utilities & Trash:	\$2,543.85
=====Total:	\$18,443.97
=====Net Income:	\$1,162.27

December Expenses:

Bank & Admin Fees	\$ 191.88
Snow/Gen Maint/Gutter Repair	\$2,065.65
Farmers Insurance:	\$3,927.50
Reserves & Deferred Maint:	\$1,020.00
KCPOA & Legal Fee:	\$2,261.10
Utilities & Trash:	\$1,986.44
=====Total:	\$11,452.57
=====Net Income:	\$8,403.67

*Full financials are posted to the HOA website
<http://www.kctownhomes.net/>

TOWNHOME COMMUNITY BOARD

We hope everyone had a warm and wonderful holiday season. It is such a treat to see all the lights and decorations around our community. New Year's Eve fireworks from Pikes Peak is one of our favorite annual traditions.



Remember! Snow removal is limited to 4 inches on driveways and 3 inches on sidewalks. Thanks to all who lend a hand in sweeping away snow on walkways when we don't reach these limits. Be sure you use the **de-icer** in the **red buckets** distributed throughout the community!!

Please be sure to contact the HOA if you see any repairs or issues around the community.

Meet the New Neighbors



Let's give a warm welcome to **Alicia Gutierrez** who has moved into unit B3. Alicia works for Space Force at Peterson Air Force Base. Like most of us during this time, she is tele-commuting and working from home. She has very cute puppy named George, who is mostly poodle - and very friendly 😊

Darryl Bryant is the new owner of unit A2. Darryl is an avid golfer and is anxious for warmer weather. If you see Darryl around the townhomes, the club or the golf course - give him a wave. Welcome Darryl!