

## HOA BOARD MEETING RECAP

**The next HOA meeting is Tue, June 30<sup>th</sup> at 5:00 PM. Online connectivity information was sent via email.**

**Annual Meeting has been set for July 11<sup>th</sup> at 11:00 AM at the Garden of the Gods Club (room TBD - in person meeting)**

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

- Farmers HOA Insurance ended up being the best choice for our community. The renewal documents are posted to the HOA website, under the Documents tab.
- Our Farmers Insurance Agent is changing to Kristyn Cline. Her phone number is [\(719\) 548-8177](tel:7195488177)
- Our new HOA Insurance document has the following update: **Per our habitational guidelines, the use of Charcoal Barbecues on wood decks, balconies or patios is not permitted.** Please remove or discontinue use of any firepits/Charcoal grills - OR - make sure your individual townhome insurance covers these items.
- Our landscaping Manager changed from David Gomez to Steve Hood. Brightview has been reminded to mind the closing of gates as they work throughout the community (loose pets!!).
- HOA Approval was given for K1/K2 to do work on the fences, upgrade the window casings & replace front porch tiles. (no expense to HOA)
- HOA Approval was given to G1 to enclose her back-patio fence and add a side building drip line. (no expense to HOA)

## May Expenses:

Bank & Admin Fees	\$168.33
Snow/Gen Maint/Gutter Repair	\$8,769.87
Farmers Insurance:	\$3,927.50
Reserves:	\$924.09
Deferred Maint:	\$250.00
KCPOA & Legal Fee:	\$2038.77
Utilities & Trash:	\$3,059.38
=====Total:	<b>\$19,137.94</b>
=====Net Income:	<b>\$469.24</b>

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

## Community Information

Asphalt Road work has been delayed until July for Kissing Camels Drive (Not in the townhomes). There will be roadwork on the round-a-bout on Mesa Drive in June. Please pay attention to new traffic flows during this time.

The Garden of the Gods is offering free live music through its [Facebook Page](#) every Friday night. (Events tab)

The KC community now has a "Little Free Library" (LFL) installed near the tennis courts and Recreation Center Trailhead. The concept of the LFL is simple. There's no membership or cost involved. Neighbors share their interest in reading by "taking a book and leaving a book". It adds an opportunity for hikers, walkers, bike riders, or, when you're driving by to stop, browse, and select a good book to enjoy.

A reminder from Colorado Springs Utilities:  
Water Smarter – Not Harder!

1. You may water up to three days a week. You choose the days.
2. In warmer weather (May 1-Oct. 15) only water before 10 a.m. or after 6 p.m. to reduce evaporation.
3. Don't let water pool on hard surfaces or flow down gutters.
4. Repair leaking sprinkler systems within 10 days.
5. Use a shut-off nozzle when washing anything with a hose.
6. Clean hard surfaces (such as driveways, sidewalks and patios) with water only if there is a public health and safety concern



A BIG THANKS to Bruce Weiner (G3) for cleaning up our streetlights. They are looking *fabulous!!*

## TOWNHOME COMMUNITY UPGRADES

Electric Company fixed the light poles that went out in front of the D building.

C building garage floors were cleaned.

Some Brick sealing was completed in areas that were leaking during the rain.