

Kissing Camels Town Homes

HOA BOARD MEETING RECAP

A big thank-you to all who attended the HOA October Board Meeting. There were not enough homeowners present to discuss F5/F6 – the townhall meeting will be rescheduled to early 2021. Our November HOA meeting is scheduled for Wednesday November 18 at 5:00 PM MST.

Here’s a glance at what the HOA worked on for the month of October:

- The A building has some structural damage and the board is getting a final bid to get this fixed.
- The SNOW contract was discussed. The board asked for a pricing differential from Brightview, based upon inches of snow. Currently, our contract states that removal will happen with 4 inches of snow on the roads and 3 inches on the sidewalks.
- Marsha & Larry are going to work on distributing de-icing buckets throughout the community. The deicer mix will be pet and environmentally friendly.
- An email was sent to all HOA members to seek an advisory vote on continuing with self-management of the board.
- The sprinkler systems will be turned off the last week of October. Fall cleanup by Brightview does not happen until all the leaves have dropped (around mid-November).

Quick Tip for our snowbirds: If you leave town, keep thermostats at 60° and open your cupboards so air can circulate around your water pipes.

September Expenses:

Bank & Admin Fees	\$ 501.61
Snow/Gen Maint/Gutter Repair	\$9,111.45
Farmers Insurance:	\$3,927.50
Reserves & Deferred Maint:	\$1,020.00
KCPOA & Legal Fee:	\$2,260.90
Utilities & Trash:	\$5,002.42
=====Total:	\$21,823.88
=====Net Loss:	(2,217.84)

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

Attention!! There appears to be a rattlesnake den around the Navigators reservoir. Please pay close attention if you are walking near NorthPointe.

The KCPOA roll-offs will be available October 23rd – November 2nd. They will be placed close to east entrance of the community.

Please be sure you your hoses are disconnected from the outside hose bibs, as our nighttime temperatures are starting to lean toward very cold weather.

TOWNHOME COMMUNITY UPGRADES

- Several Russian Olive trees were removed or trimmed around the G, H & J buildings.
- Trees were removed or trimmed around the A & K building - we are working on getting the stumps ground down.
- The walking path and railing are starting to take shape beside the G building garages. Also, a new gate is being installed behind the G building. Thanks maintenance committee!!

!! GARBAGE !! the bears are at it again 😬
If you take your bins to the street - please do not leave trash receptacles out overnight. The neighbors by the F building are also monitoring bear activity and his affinity for the large trash dumpster. *We may need to work on building some bear proof enclosures.*

