

Kissing Camels Town Homes

HOA BOARD MEETING RECAP

Thank you so much for those of you who joined the September HOA Board Meeting. We are planning a Town Hall Meeting On Saturday October 16th from 10:00 AM - Noon.

- Colorado Springs completed their inspection of the water backflow's. They identified 13 units needing an annual inspection, or modifications to the sprinkler system. Owners will be notified on next steps. Backflows protect our community drinking water.
- Two new Colorado laws went into effect this September for HOA's.
 - ✓ HB21-1229 allows installation of renewable energy devices, like solar panels. It allows homeowners to use drought-tolerant landscaping material, like artificial turf.
 - ✓ This law also mandates we keep HOA fees on record that are chargeable to a homeowner upon the sale of a home. The HOA board members are researching these fees to ensure our amount is comparable to other HOA's.
 - ✓ HB21-1310 allows the display of the American flag and service flags. Political signs are prohibited except during an election season from 45 days prior to 7 days after the election.
- Last winter the HOA installed heat tapes to the A building in the hopes of preventing the large icicles from forming. This solution worked well, and the HOA has installed a toggle switch to the A building so the electrical for the tapes can be turned off and on, depending on weather.

August Expenses:

| | |
|----------------------------|--------------------|
| Bank & Admin Fees | \$ 395.18 |
| Maintenance | \$7,628.74 |
| Travelers Insurance: | \$3,052.18 |
| Reserves & Deferred maint. | \$1,417.00 |
| KCPOA & Legal Fee: | \$2,175.75 |
| Utilities & Trash: | \$4,778.68 |
| ===== Total: | \$19,447.53 |
| ===== Net Profit: | \$ 158.46 |

All financial details are posted to the KCT Website (including fiscal year end 2020/21)

<http://www.kctownhomes.net/documents.html>

Community Information

Fall Fire Prevention Tips

*Be sure Dryer Vents are kept clean
Fireplaces should be cleaned annually
Check to ensure your Fire Extinguishers are in good working condition. Based on the model, the Extinguisher can last between 5 and 15 years.*



The Lift Station has been running very efficiently lately – which means that we are all doing a very good job of keeping our waste system free of items that can clog up the sanitation flow.

It has come to our attention that some of you are not receiving emails from the HOA Board members new Gmail accounts – Please check your SPAM email folder!!



Joy Fredrick passed away August 17th. Joy and her husband Charles lived in K3 from 2007 – 2018. Our thoughts are with the Fredrick family during this time.

TOWNHOME COMMUNITY UPGRADES

The outside faucets around building A, B, K, & G will be capped off to provide additional protection to our community drinking water.

The boiler in building F5/F6 is currently shut off, as a leak has been identified and is in the process of being fixed.

A drainage path was installed by the E building, as homeowners were getting water in their basements. A larger downspout was installed at H3.

The infrastructure project at A3/A4 (Rickey's) is wrapping up, just a bit of painting and stucco work left to complete.

The maintenance committee is starting to clean out the garage area in the F5/F6 building. Matt Bruce, Adrien, & Larry did a lot of asphalt work (filling potholes), tree trimming and general vegetative mitigation this month.