

Kissing Camels Townhomes

June 2023

HOA Board Meeting RECAP

Thank you so much to those of you who joined the June 2023 HOA Board Meeting. The following items were addressed during our HOA meeting:

- The annual HOA Homeowners meeting is set for July 15th at 9:00 AM in the View room at the Garden of the Gods Golf Club.
- New legislation that affects the HOA in the state of Colorado was reviewed. It is required that we notify homeowners Pursuant to House Bill 23-1105, signed into law on May 24, 2023, an HOA Task Force is to be appointed by August 1, 2023, to examine issues regarding homeowners' rights and to perform other duties as noted in the new law. Each homeowner association in Colorado is required to notify owners about this task force. If you have questions about the task force, the HOA Information Office (part of the Division of Real Estate within the Colorado Department of Regulatory Agencies) may have additional information.
- Additional legislation that passed
 - prohibits Policies that exclude the breed of a dog
 - Prohibits restriction of electric vehicles being charged in deeded assigned parking
 - Requires the HOA to give homeowners 3 xeriscaping options for landscaping upgrades.
- The repainting of the townhomes was bid out at \$46,000. For the 5300's. And \$124,000 for the 5200's. The HOA is still in the progress of getting additional paint bids.

Annual budget: \$289,100.00
April expenses: \$19,323.57

All financial details are posted to the KCT Website

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

Townhome Community Board

Thank you to everyone who helped on community work day. We had 15 volunteers and our next work day is currently being planned for the end of July. *Some of our soggy volunteers!*



Meet your new neighbor!! C5 Barbara Beggs: Hi neighbors. I am originally from Missouri but have lived in Colorado Springs most of my adult life. My job took me to Sacramento in 2009. Thanks to new remote work opportunities, I am excited to be living and working back in the Springs. I live with Lucy, my little walker coonhound. We've already met quite a few neighbors while out for our daily walks. We are very happy to be here and are looking forward to meeting everyone else.

<< Advertising in the Newsletter >>

The HOA Would like to know if you own a business and would consider advertising in our newsletter, on our Web page, or in our community directory. Please speak with a board member about this opportunity.

Maintenance Updates

Brightview and the maintenance committee cleaned out the drainage area next to the D building. Let the board know if you experience any drainage issues around the property.

Gutter cleaning is being scheduled with All Year Gutters and we will let you know when they will be on the property.

The maintenance committee is in the process of applying a sealant to community concrete. Please let Adrian Deberghes know if you would like to assist with this project.