

Townhome Community Board

HOA Board Meeting RECAP

Thank you so much for those of you who joined the May 2022 HOA Board Meeting. Our next meeting is on Wednesday, June 15th. The following items were addressed during our meeting:

- The HOA has scheduled the repairs for the damage caused by the asphalt project & is coordinating with Brightview for cleanup of debris.
- A committee is being formed to review the HOA documents and suggest updates. If you would like assist in this effort, please let a board member know.
- It's time to plan for the annual HOA meeting!! If you would like an application to join the HOA board, you can find the form on our website, under the Management tab.
- The board was notified that our waste management company is raising our monthly bill (almost double). The board is researching replacing GFL with a more affordable company.
- The mulch being distributed throughout Colorado Springs is not treated for fire mitigation. The board is checking with our insurance company to ensure this mulch would be compliant with our policy. The board would also like the landscape committee to consider pea rock instead of annually updating mulch in our general common areas.
- A maintenance request was received to fix a cement wall around a limited commons area. The board agreed that our HOA documents signify this fix as the responsibility of the homeowner.

Backflow Inspections for 2022!! Every year the Utilities Water Department needs proof of an annual backflow inspection. This inspection is being scheduled for June and affected homeowners will see a charge on their June HOA dues.

It is the homeowners responsibility to turn on, shut off and maintain self-installed watering systems. The watering days for the Townhomes are Tuesday, Thursday & Saturday - no more than 20 minutes a day

Reminder to register all your family members phone numbers with Peak Alerts at www.elpasoteller911.org so you are notified of emergencies that threaten life or property and are deemed dangerous by public safety officials. This is especially important with the recent wildfires reported throughout our area. Planning & Preparation are key in the event of an evacuation of our area.

Community Updates

Welcome to our new neighbor in B4 – Ismail & Mumtaz Sola.

The maintenance committee would like help with power washing and painting areas around our community. Please reach out if you can assist.

A sewer line repair is scheduled to be fixed beginning May 23rd in front of the B building. The cost to the HOA will be @ \$17,000.

Colorado Springs Utilities will begin gas line replacement work in Kissing Camels (not in the Townhomes). You may notice road closures during this time at Inwood, Hillbrook, and Hill Circle.

Bear Damage! Our community has had a few recent bear visitors drop by and go through the garbage. Please report any bear damage to the HOA. Also, a rattlesnake was reported along Hill Circle, so take care and pay attention when out walking.



April Expenses:

| | |
|---------------------------|---------------------|
| Bank & Admin Fees | \$ 183.38 |
| Maintenance | \$ 17,078.56 |
| Travelers Insurance: | \$ 5,594.23 |
| Reserves & Deferred maint | \$ 1,417.00 |
| KCPOA & Legal Fee: | \$ 2,400.75 |
| Utilities & Trash: | \$ 2,924.72 |
| ===== Total: | \$ 29,598.64 |
| ===== Net Loss: | \$ 9,264.16 |

All financial details are posted to the KCT Website

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