

# Wildflower At Hunters Glen

## ANNUAL HOA MEETING

Mark your calendar! The annual homeowners association meeting is scheduled for **Thursday, December 9th at 6 PM** at unit 7A. Join the meeting and become more involved in your community!

## BOARD VACANCIES

Become more involved in your community as a volunteer **Wildflower Board Member**! Elections for the Board of Directors will be held at the December 9th HOA meeting for positions beginning in January 2011. The Board of Directors monitors, maintains and regulates the common areas of the HOA as well as monitors the health and solvency of the association. To learn more and add your name on the ballot contact any current Board Member or Jennifer at Highland Realty & Management.

## COMMUNITY IMPROVEMENTS

In 2010 Wildflower made **multiple improvements to the community**! Look around, you'll notice new signs at the fire lanes, guest parking, for the 10 MPH speed limit, and private property entrance signs, the visitor parking spots have been restriped, the shrubs have received a major pruning, roofs and gutters have been repaired to prevent leaks.



## DOGS

Common areas of the association are for the enjoyment of all residents. Dog owners are reminded that there are several HOA and city ordinances that must be observed at all times. Unleashed, tied up and dog droppings continue to be a major community issue. All pet owners are reminded:

**~ Dogs must be on a leash at all times;** pets running free cause a nuisance to residents. **Residents observing dogs off leash should call Thornton Animal Control** at 720-977-5250 (office) or 720-977-5150 (dispatch).

**~ Dogs must not be tied outside at any time.** It has been observed that dogs left tied bark and create a community nuisance and also cause damage to the grass. **Barking dogs should be reported to Thornton Animal Control** (see above). According to city ordinance, it is unlawful for any owner or keeper of an animal to fail to exercise proper control of their animal to prevent it from becoming a public nuisance by excessive, continuous, or untimely barking. Any animal owner who fails to comply with this ordinance and is found guilty can be fined up to \$1,000.

**~ Dog droppings must be picked up on a same day basis.**

**~ Pet owners are responsible for any damages done to the community.**

### Board of Directors

President  
Kimberly Lucas

Vice President  
Norma Mitchell

Secretary-Treasurer  
Barbara Burrell

Buildings &  
Grounds Committee  
Gil Wagner

### Community Manager

Jennifer Atkinson  
303-466-6340  
303-466-9290 fax  
jatkinson@  
highlandrealty.com  
www.highlandrealty.com  
Highland Realty &  
Management, Inc.  
11145 Sheridan Blvd  
Suite 30  
Westminster, CO 80020

WILDFLOWER AT HUNTERS GLEN HOA  
C/O HIGHLAND REALTY & MANAGEMENT  
11145 SHERIDAN BLVD, SUITE 30  
WESTMINSTER, CO 80020

TO:

## COVENANT CORNER

Residents often inquire about the association's covenants. The covenants were developed to maintain property values and create a pleasant environment for residents. Here are some answers to frequently asked questions:

~ **Who owns the windows of my condo?** The homeowner, not the HOA, owns the windows. If you wish to change out any window then you must first obtain pre-approval from the HOA. See instructions below.

~ **May I install a storm door?** This also requires pre-approval from the HOA.

~ **May I park my trailer, boat or other recreational vehicle in the HOA?** No, unless it fits completely within your garage. Parking is prohibited in the driveway or other areas of the community.

~ **I'm thinking of building a deck / installing a satellite dish / making another exterior change to my home, what must I do?** Any and all changes must have pre-approval from the Board of Directors via an ACC Form.

~ **My outside spicket is leaking, will the HOA repair this?** The homeowner is responsible for maintenance and repairs. Remember to winterize!

~ **Help! A rogue golf ball cracked my skylight!**  
All windows in your unit are resident owned. We suggest you contact your insurance agent.

To obtain pre-approval for an exterior change: Visit [www.highlandrealty.com](http://www.highlandrealty.com) - on the left toolbar click on 'HOA Management' - on the right click on 'Wildflower' - then click on 'ACC Form'

Completed forms should be submitted to Highland along with any supplemental info for Board review.

Please contact Jennifer at Highland with any HOA questions: 303-466-6340 or [jatkinson@highlandrealty.com](mailto:jatkinson@highlandrealty.com)

## TRASH & RECYCLING

Waste Management is the HOA's current vendor for solid waste and recycling services. While the Board considered changing companies, this provider is familiar with the community and they reduced their service fees by approximately \$80 per month!

This is a reminder that trash collection is each Friday. Trash should be put on the curb by 7am on Friday and every other Friday for recycling.

If a holiday falls on a weekday, like Thanksgiving on 11/25, there is a day delay and collection will be on Saturday.

If you have large items in need of pick up, please call Waste Management on 303-435-8327 at least 24 hours in advance to schedule. Additional fees will be charged directly to the resident.