

## Sopris Village Homeowners Association May, 2018 Newsletter

Now that the weather is warmer and windows will more frequently be open, please be considerate of your neighbors. Take steps to control your dogs' barking, keep music at a moderate level and remember that there are no campfires or outdoor burning allowed.

Please do not start any outdoor projects or crank up your lawnmowers and weed eaters before 8:00 A.M.

In summer as well as winter, **THERE IS NO ON-STREET PARKING** allowed in Sopris Village. Vehicles parked in the street create a dangerous situation with the children playing and pets outside.

The speed limit in Sopris Village is **15** MPH. *Please slow down and respect all stop signs.*

### BEARS IN SOPRIS VILLAGE!!

A young bear has been seen roaming in Sopris Village mid mornings, Tuesday (5-22-18) and Wednesday (5-23-18) searching for food. It was not at all concerned with being in a busy neighborhood in the middle of the day.

*"It's critical for folks to remember that if a bear finds a meal in or around your home and becomes unafraid of people, it is more likely that a human-bear interaction can occur," Mark Lamb, Colorado Parks and Wildlife area wildlife manager.*

*"Careless behavior by people, whether leaving your trash out, keeping a dirty campsite or, worst of all, purposely feeding a bear, is most often what leads to these interactions," Lamb said.*

*"If 99 out of 100 homes are doing what they need to be doing, but one household is not... that is all it takes," Colorado Parks and Wildlife Northwest Region Public Information Officer Mike Porras explained. "Once the bear learns there is food there, the entire community becomes at risk. The entire community must do their part."*

**Everyone in Sopris Village needs to take this seriously.  
Do not put your family or your neighbors in jeopardy!  
Absolutely do not leave food out for or feed any size or age bear!**

Bears are especially attracted to trash, fruit, bird feeders and pet food. Do not leave pet food, trash, bird feeders or other food sources out where a bear can easily access. Bears can easily climb over a 6' fence to a food source in your back yard or your neighbors'.

Keep garage doors closed.

Lock your doors when you're away from home and at night.

Keep the bottom floor windows of your house closed when you're not home.

Do not leave any type of food in your car and always lock your doors.

Here is a link to the Colorado Parks and Wildlife website addressing bear deterrents.

<http://cpw.state.co.us/Lists/News%20Releases/DispForm.aspx?ID=6113>

The Declaration of Protective Covenants, Article III, Section H. requires that all **trash be kept "screened from view and protected from disturbance."**

The HOA rules and regulations states that **"During bear season, the HOA may require that Owners wait until the morning of pick up to place trash cans out."**

PLEASE be sure your trash containers are kept in an enclosed area and **do not** put your trash or any recycling out until after 4 AM on the morning of pick up.

In order to enforce the Covenants and Rules and Regulations as they relate to properties that continue to put their trash out early, the S.V. HOA Board of Directors has hired a Security firm to do weekly patrols between May 1st and December 1st on the night before trash pickup.

*Offending parties will be given a onetime only warning before violation letters are sent to repeat offenders.*

The existing Sopris Village Enforcement Policy has the following fine schedule in place.

<u>Number of Violations in 12 Month Period</u>	<u>Fine Amount</u>
First violation	\$100
Second violation	\$250
Third violation	\$500

**Fines will not be waived!!!!**

### **AN ALTERNATE OPTION FOR PAYING YOUR MONTHLY ASSESSMENT**

You may continue to pay your monthly assessment the way you have, however, we are now offering a New and Easy way to Pay - Apple Pay!

You can now use Apple Pay to pay your monthly assessment right in Messages, or by asking Siri. There's no app to download, and you can use the cards you already have in Wallet to send money to your HOA. Instantly!

- There is **no fee** to use Apple Pay Cash with a **debit card or money transferred from your debit card to your Apple Pay Cash Card.**
- If you send money using a credit card, there is a standard **3% credit card fee** on the amount funded with a credit card.

### **DEAD AND DYING TREES**

Now that summer is almost here, please take a look at your trees as they begin to sprout and see if any of them are dead, dying or infested with insects.

There is an infestation in Sopris Village, the Willits and probably other parts of the valley of "Cottony Maple Scale".

Infestations usually occur on older and unhealthy trees.

Older trees should be "thinned" of dead or excessive branches.

If you see signs of this infestation in your maple or ash trees it must be treated before it spreads to other trees and it damages the tree that is infested. These web sites are helpful (also see the attachment)

<http://www.ext.colostate.edu/ptlk/1454b.html>

<http://ohioline.osu.edu/hygt-fact/2000/2019.htm>

Many of the cottonwoods, willows and poplars have reached their life span and are beginning to die.

Trees that are old, under nourished and under watered are also more susceptible to disease and insect infestation.

Most aspen tree diseases are caused by fungi. Because their bark is relatively weak, aspen trees are prone to injuries. Injured spots allow fungus to enter and infect the tree. Most diseases, if caught early enough, will not permanently affect the tree.

Aphids and mites are insects that affect most deciduous and evergreen trees and proper treatment will also protect these trees from permanent damage.

Please remember The Architectural Committee Guidelines (ACC) read in part from Section III, C... *"The lot owner shall maintain landscaping in a healthy condition."*

If you have dead or dying shrubs or trees on your lot please cut them down and have them removed, this includes stumps (stumps must be cut flush with the ground if not entirely removed).

*Courtesy letters will be sent in July to owners with dead, dying or infested trees.*

Please see the Sopris Village website at [www.soprisvillage.com](http://www.soprisvillage.com) for the Architectural Guidelines and Checklist to replace these trees and shrubs. On the website you will also find a listing of recommended and approved plants and trees. When replacing trees please consider the impact on "neighboring properties views and values."

Living trees, the trunk of which is four (4) inches or more in diameter, naturally existing upon a lot, except to the extent necessary for construction purposes, shall not be cut, trimmed, or removed from the properties except as may be approved by the Association.

## **TENANT REGISTRATION AND OWNER ACCOUNTABILITY**

The intent of the following section is to ensure that tenants of Owners are fully aware of the covenants, policies, rules and regulations of the Association and to ensure that Owners are accountable for any tenant violations. Owners who lease all or part of their homes to tenants who are not members of the owners' single housekeeping unit as defined by Eagle County shall within 15 days of tenant occupancy provide in writing to the Property Manager the Tenant Registration Form (available on the Association website) with the names of all tenants occupying the unit and a signed confirmation that the owner has provided all tenants with either a copy of the declaration, current policies, rules and regulations (Governing Documents) or that the owner has informed the tenant in writing of the address of the location of the Governing Documents on the Association website. Owners are responsible for the actions of any tenants in violation of Governing Documents and shall be responsible for any compliance and fines. Violations for non-allowed uses or over occupancy may be considered egregious violations under the Enforcement Policy.

## **HOME IMPROVEMENTS**

According to the Sopris Village Covenants, all exterior modifications must be approved by the Architectural Control Committee. Why is this, you ask? Think of it this way...when you decided to buy a home here it was partly because of the appearance of the neighborhood, right? It is the responsibility of the Architectural Control Committee to maintain that appearance. This includes any repainting, including if you plan to repaint in the same color, new paint colors, remodel construction, new construction and the additions of any garden sheds and fences. Please review the procedures for making an application as they are outlined in the Protective Covenants. The application process is typically quick and painless. Applications are available @ [www.soprisvillage.com](http://www.soprisvillage.com)

## **MONTHLY RATE INCREASE for 2019**

A monthly rate increase for 2019 will be discussed at the June 14, 2018 Board of Directors meeting.

## WATERING WISDOM

With this year's dry conditions lingering, the Board of the Sopris Village Homeowners Association would like to encourage efficient watering practices. We hope these facts raise consciousness resulting in water conservation, therefore alleviating possible water shortages or restrictions.

- On average, for the last 6 years, Sopris Village has used 6 times more water in July than it does in December.
- In the hottest months of the summer, depending on the soil type, Blue grass needs only 1.5 inches of water per week.
- WATER YOUR LAWN IN THE EARLY MORNING OR LATE EVENING – NOT DURING THE HEAT OF THE DAY when most of it evaporates into the air.
- Longer grass retains moisture better. While we certainly encourage you to mow your lawn, a height of 2 inches is recommended for the hot months of June, July and August.
- Your lawn will adapt to watering once every 3 or 4 days – especially if you water during morning and evening hours when little loss occurs due to evaporation
- One of the largest water wasters is an automatic sprinkling system operating unnecessarily – when it is raining or has just rained. Consider installing a rain sensor on your automatic system. They are inexpensive and work well. Also, routinely check for sprinklers that have gone awry and are simply watering the driveway or street.
- If water is running down the edge of the street, it's probably time to move the sprinkler.
- IT IS ABSOLUTELY NOT OK TO TURN A SPRINKLER ON AND GO OFF TO WORK LEAVING IT ON ALL DAY.
- Choose sprinklers that disperse water closer to the ground versus up in the air where it is more likely to evaporate before hitting the ground.
- When we have power outages, the pumps for the well are not functioning. Please turn off your sprinklers and try to curtail your water usage.

If you have any questions or concerns, please feel free to contact any of the Board Members listed below:

President: Mike Meiners 963-0863  
Vice President: Michael Kendrick 970-963-0149  
Board Member: Peter Guglielmo 970-963-1207  
Board Member: Paige Hutchinson 970-379-6207  
Board Member: Trevor LaLonde 970-987-4365  
Property Manager: Diane Spicer 925-4772  
<http://www.soprisvillage.com>