

# NORTH PARK

HOMEOWNER ASSOCIATION  
NEWSLETTER



FALL  
2018



## 2018 MEETING DATES

Mark your calendars for the remaining meetings of the Board of Directors for 2018. ALL HOMEOWNERS ARE WELCOME TO ATTEND.

ALL MEETINGS BEGIN AT 6:30PM  
AND ARE HELD IN THE CLUBHOUSE

- MONDAY, OCTOBER 8, 2018,

ANNUAL MEETING &  
BUDGET RATIFICATION MEETING  
Monday, November 12, 2018 at 6:30PM

VISTA MANAGEMENT  
ASSOCIATES, INC.

Manager: Rachel Newberg

8700 Turnpike Drive, Suite 230  
Westminster, CO 80031

303.429.2611 ext. 115  
Fax: 303.429.2632

Email: [rachel@vistamgmt.com](mailto:rachel@vistamgmt.com)

Website: [www.vistamgmt.com](http://www.vistamgmt.com)

## COMMUNITY UPDATE

The Board of Directors and Vista Management Associates, Inc. are aware of various grounds issues around the common areas of the community. Thank you to everyone for bringing these issues to our attention. The community has seen an increase in rabbits in the area that are causing substantial damage to the grass and a weed/crabgrass problem that the spray treatments are only partially affecting. We are working with the grounds contractor, Sembrar, on tackling these issues. You may have also noticed a few areas with some overgrown trees. The NorthPark Board of Directors is aware of these issues, and they are making strides to have the trees trimmed as soon as possible.

If you notice any grounds issue that you want to report, please contact your community manager, Rachel Newberg, at [Rachel@vistamgmt.com](mailto:Rachel@vistamgmt.com).

## LIGHT POLE REPLACEMENT UPDATE



As many of you are aware, there was recently a traffic accident where a light pole was knocked down and then removed across from the clubhouse in June. Xcel will be replacing the light pole but they had to order the pole and its anticipated delivery date is September 13, 2018. Once it arrives, a crew will be assigned to have the pole replaced.

## AUTO PAY

*DID YOU KNOW YOU CAN SIGN UP FOR AUTO PAY WITH VISTA MANAGEMENT?*

Signing up for Auto Pay through Vista Management Associates, Inc. is hassle free and saves the association money! Enclosed is a form to sign-up for Auto Pay through Vista's office. Payments are processed on the 1st business day of the month that your payment is due.

**PLEASE NOTE: All Auto Pay forms must be received in the Vista Management offices no later than the 15th of the month prior to when you'd like this service to begin.**



## ARCHITECTURAL CONTROL COMMITTEE (ACC)

**A**ny changes to the exterior of your home **MUST** be pre-approved by the Architectural Control Committee prior to starting a new project. This includes all landscaping, decks, patios, fencing, play structures, painting, as well as both complete roof and smaller volume shingle replacements. Architectural Improvement forms and Paint Request forms are available from Vista Management either by email to [Kelsie@vistamgmt.com](mailto:Kelsie@vistamgmt.com) or visiting their website at [www.vistamgmt.com](http://www.vistamgmt.com).

To help expedite the process, please complete the form, submitting detailed plans (to scale), plant material, information, brochures, paint chips, etc. If you are adding a deck, give the dimensions, material and placement on your drawing (map). Be as specific as possible about your improvement. Forward the completed form and documentation to:

Vista Management Associates, Inc.  
8700 Turnpike Drive, Suite 230,  
Westminster, CO 80031.

PLEASE ALLOW UP TO THIRTY (30) DAYS FOR A RESPONSE.

## COVENANT VIOLATION POLICY

**R**egular inspections are conducted in your community by Vista Management. The purpose of the inspections is to insure your neighborhood presents the best visual invitation to the rest of the world. This is one way to make sure property values are retained and your investment is protected.

It is impossible for one person to see everything, so if you have a complaint about your neighbor, it is likely that Vista has the same concern – and it is already being addressed. If not, Vista will follow-up the next time they are in the community. It is also possible that your neighbor might need a helping hand. Ask them.

It is important for you to know that the policy for covenant violations is very specific. For example, the first and second letters are warnings, subsequent letters result in fines. Ignoring letters can become costly. After a letter is generated, a period of time is afforded the homeowner to cure the situation (14 days).

The letters are worded strongly to get the attention of each owner who opens a letter -- not to be mean. Past history has shown that covenant violation letters that are too polite result in no action.



## YARD MAINTENANCE

**W**e all want our properties to feel like home, don't we? You know the feeling, it hits you as soon as you see your front door. A big contributor to that homey feeling is maintaining good curb appeal. It helps more than your home, too. Curb appeal helps keep our neighborhood looking inviting and it is an important way to improve your home's appreciation in value. Be sure to keep your yard free of weeds, mow on a regular basis and keep flower beds neat and free of debris.



## TRASH CANS

KEEP THEM OUT OF SIGHT

**P**lease make sure your trash/recycle containers are not visible from the street when it is not pick-up day. Trash/Recycle containers should only be placed street-side on trash pick-up day. Trash containers can be placed at the curb no earlier than 5:00PM on the day before and should be stored out of site no later than 8:00AM the morning after the scheduled pick-up day. Placement of a trash container, next to the garage may be out of site for you – but not your neighbors. Please store your trash/recycle containers clear of everyone's view.

## COMMERICAL VEHICLES

**T**he Board of Directors would like to send a friendly reminder to the community regarding its policy on commercial vehicles.

*Per the Community Declaration of Covenants and Restrictions; Boats, trailers, trucks, campers or commercial vehicles shall not be parked or maintained in the properties; however, this restriction shall not restrict trucks or commercial vehicles making pickups or deliveries to or in the properties, nor shall this restriction restrict trucks or commercial vehicles within the properties which are necessary for the construction of residential dwellings or maintenance of the common properties.*

If you are having construction done at your home and need a commercial vehicle parked there for an extended period of time, please contact Rachel Newberg at Vista Management Associates, Inc. at 303.429.2611 or [Rachel@vistamgmt.com](mailto:Rachel@vistamgmt.com).

## EMERALD ASH BORER



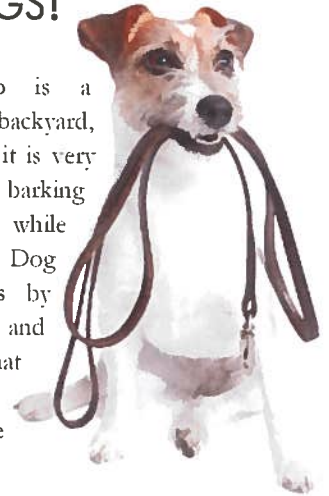
By now, many Colorado residents are familiar with the name emerald ash borer (more commonly known as EAB). In fact, it's now considered one of the most destructive forest pests ever seen in North America. In an article in The Denver Post, Rob Davis, the Denver City Forester, said, "Ash trees in Denver

can be found throughout residential properties, public rights-of-way, parks and green spaces. These ash trees perform important functions; including cooling the landscape and mitigating air pollution and storm water runoff. It is critical we activate a public awareness campaign to help stop the infestation of Emerald Ash Borer in our community."

It is best to get trees treated sooner rather than later, if you have an ash tree, you need to plan ahead. Waiting to treat until AFTER the borer is discovered on your property or an adjacent property is NOT a good strategy. Remember: once the borers are found, it is likely they've already been there for two to three years, causing significant, if not irreversible, damage. The Board of Directors recommends homeowners get their trees treated for the EAB insect.

## DON'T LET NORTH PARK GO TO THE DOGS!

Summer weather in Colorado is a wonderful time to enjoy your backyard, and walk in our neighborhood. But it is very annoying for residents to listen to barking dogs all day or to step-in pet litter while walking through our greenbelts. Dog owners please respect City Codes by picking up unsanitary pet litter and controlling your pets barking so that your frustrated neighbor doesn't need to get the City of Westminster code enforcement officers involved.



## HAVING A PARTY?

### WANT TO RENT THE CLUBHOUSE?

If you would like to rent the clubhouse for a special event, please contact Beverly Kelly, 720.480.4542. The clubhouse is available for renting ONLY by NorthPark residents. Please keep in mind that a \$100 cleaning and a \$500 damage deposit along with a \$100 per day of rental fee will be due at the time of booking. The cleaning and damage deposit may be returned to you if the clubhouse is left in the same condition you found it. If it's not clean and damage free some of your deposit may be withheld. In addition, make sure to take your trash with you and PLEASE don't put trash in the park receptacle.



## NO SOLICITING SIGNS

The Board recommends homeowners put up their own NO SOLICITING notices at their doors. The HOA will not be putting them at the monuments, as it has been deemed ineffective. A small "NO SOLICITING" sign near your front door is a powerful message, and solicitors are legally bound to listen.

## VISTA MANAGEMENT WEBSITE

Vista Management's website allows you access to all your community documents, legal information and forms online, including Architectural Improvement Request (AIR) forms. Also, you will be able to access community updates, meeting information and current community events, as well as send requests to our Community Manager(s), file complaints, request information and get the latest newsletters. To access the information provided on the website, all you need to do is go to [www.vistamgmt.com](http://www.vistamgmt.com). Click on CREATE AN ACCOUNT and register as a user. The first time you register may take up to 72 hours to verify residency before your registration is complete.







THE NORTH PARK SOCIAL COMMITTEE  
IS LOOKING FOR VOLUNTEERS!

*Do you want to be a part of planning fun community events and activities?*

Please contact Michele at  
[michele@northparkhoa.com](mailto:michele@northparkhoa.com) to join the team.



## VISTA MANAGEMENT EMERGENCY PHONE

**303.429.2611**

Vista Management provides 24-hour emergency telephone service. Emergencies consist of property damage, snow removal or running water. You may call 303.429.2611, and listen for the prompt to place an emergency call. Calls will be returned promptly. For all other non-emergency issues please leave a message and your call will be returned during normal business hours.

# IMPORTANT TELEPHONE NUMBERS



## BOARD OF DIRECTORS

President	Lori Goldstein	303.517.5387
Vice President	Marie Struckman	303.807.2891
Secretary	Greg Welk	720.295.5528
Member	Michele Fleitas	303.325.5118
Member	Matt Labrum	509.280.8578
Member	Liz Fiddes	303.349.6277

## TEEN SERVICES

<b>Babysitting:</b>	
Olivia Rivera	303.505.2999
Grant Majors	303.460.1927
Kassidy Cooper-Christensen	303.801.7264
Travis Harvey	720.612.1473
<b>Pet walking/Sitting:</b>	
Stephanie Caulk	303.439.7892
Javier Rivera	303.505.2999
Grant Majors	303.460.1927
Kassidy Cooper-Christensen	303.801.7264
Madeline Newton	720.273.1124
Brianna Newton	720.273.1124
Tate Harvey	720.612.1473

## COMMITTEES

### COMMITTEE CHAIRPERSONS

Maintenance &	Vista Management Associates, Inc.	303.429.2611
After-Hour Emergencies	Vista Management Associates, Inc.	303.429.2611
Clubhouse	Bev Kelly	720.480.4542
Paint Book	Vista Management Associates, Inc.	303.429.2611
Resident Website	<a href="http://www.NorthParkhoa.com">www.NorthParkhoa.com</a>	
Vista Website	<a href="http://www.vistamgmt.com">www.vistamgmt.com</a> (official website)	

If you would like to add or remove your child's name to the NorthPark Association's Teen Services List, please contact Kelsie Treloar at Vista Management Associates, Inc. at 303.429.2611 or [kelsie@vistamgmt.com](mailto:kelsie@vistamgmt.com).