

October 2010



# Watkins Farm Newsletter

Watkins Farm Home Owners Association

ISSUE 2010-010

## NEWS FROM THE BOARD:

1. The Board welcomes all of the new landowners and home owners to Watkins Farm. This is your neighborhood. Come to the meetings and you decide your own destiny.
2. Residents are encouraged to contact the Board to ask questions, provide feedback, suggestions, bring up issues, etc. The Board requests that all contact be made by either sending a letter to our PO Box (Box 328, Watkins, CO 80137) or to the Boards email address (wfhoaboard@watkinsfarmcommunity.org). Please do not send your emails to the individual board members personal email accounts.
3. Watkins Farm has an established ARC consisting of your friends and neighbors who have volunteered their time to review submittals. ARC approval forms need to be submitted for such things as the initial home designs, initial landscaping plans, additions to homes, fences, outbuildings, driveways, and change of paint colors, and other major changes to the property. It is not the intent of the ARC or the Watkins Farm Homeowners Association to expect a form for the minor things, or maintenance type items that we all do at our homes. Since July/2008 it was agreed that "Neighborhood beautification" should not require Homeowners to submit a "request form" to the ARC for adding trees, flowers or bushes or for such things as repainting your homes the same color.
4. Water meter readings are due again. Please email your readings to the Board as soon as possible. For you new neighbors this is not an HOA requirement but is a State requirement of you well permit. The HOA is required to consolidate the readings as requested by the State of Colorado. The State has requested that readings not be sent directly to them by any Homeowner.
5. The Board has determined that it would go back to using a monthly newsletter to communicate to the community. It is planned that these newsletters will be mailed to all property and homeowners after the monthly meetings. The Board had received feedback that the use of emails has not been as effective as originally anticipated. The Board will continue to post announcements, minutes and other pertinent information to the website.
6. The Board is looking into transferring the administration, and operation of our website to a third party, not affiliated with Watkins Farms. This will provide the community with continuous operation of the website regardless of Board member changes. It would provide us with a professional website, and security, at a minimal cost.