

Delmonico HOA

Please Visit Us: www.DelmonicoHOA.com

JUNE 2024

2024 Summer Newsletter



Board of Directors:

The Board consists of homeowners who volunteer their time to serve our community. For those of you who don't know us we are:

Carolyn Moyer (President)

Jana Frey (Vice President)

Ime Lopez (Secretary)

Frank Hibbitts (Treasurer)

Janet Graverson (Director at Large)

Liz Klingensmith (Director at Large)

Iona Lee (Director at Large)

The Board makes the financial and contractual decisions for the Association. If you wish to speak with a member, please contact the Property Manager. The Board meetings are held during the year in January, (March - Budget Meeting), May, July, September and October. Please contact Derek to verify the date/location or to be placed on the agenda.

Have an extra Parking Space?

If you are interested in renting your extra space, please submit your space information (price each month) to Derek for posting on the HOA website.

2024 Possible & Approved Projects:

- 4 new windows wells will be done this summer with plans to do 4-6 more this fall;
- The southern street pan is being bid out, with plans to replace one half this summer and one half this fall;
- Refreshing of landscaping rock throughout the HOA;
- Tree pruning will be conducted throughout the HOA;
- Other concrete projects have been placed on hold for now.

Dog Owners - Pet Pickup Stations:

There are 4 stations for your use, 2 on the west side and 2 on the east side of the community.

Some of the Association Common Areas are still being littered with pet waste.

Dogs must be cleaned up after immediately and they MUST be on a physical leash at all times.



Front Light Fixture:

Please turn on your front light fixture, it should have a dusk-to-dawn sensor so it turns off automatically. This will help improve the overall lighting for the community.

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RowCal:

As our property managers, RowCal implements all of the Board's decisions. Any Association questions can be forwarded to:

Derek at 719-471-1703 or Derek.Patterson@RowCal.com.

Dues Payments go to: Delmonico HOA c/o RowCal PO Box 936 Commerce, GA 30529

Any homeowner who has a problem, comment or suggestion is asked to submit a letter to RowCal for proper follow-up and Board review.

The address for correspondence:

RowCal PO Box 421150 Minneapolis, MN 55442

Rule Reminders - Be Neighborly and Courteous:

- Many residents now work from home ... other family members are also at home and playing outside.
- Please try and limit any outside noise, use the neighboring City Park (Golden Hills Park) if you can and respect the quiet hours in the community. There will need to be a little give and take from everyone.

2024 Special Roof Assessment:

As a reminder, the SA is due by October 1, 2024; and that fee will pay for having new roofs installed on 9 Buildings along the northern side of the community.

HOA Insurance:

The Master Insurance policy carrier is USI Insurance, office: 719-228-1070. Any questions on what coverage you should have as an owner or non-resident owner (rental home), please call USI.

If you have questions about filing a claim under the policy, call RowCal. The Master Policy has a per claim deductible of \$25,000.00. It is strongly suggested you have Coverage A. Dwelling and/or Loss Assessment coverage for your Unit.

New HOA Neighbors - Capital Pain Institute:

We have new neighbors, which you may have seen (they put up a new fence) as they were reporting our residents were trespassing and leaving pet waste on their grounds. We moved the south entry pet station across the street to help. Please note, there is no parking allowed in their parking lots at any time.

Architectural Control Committee / Review:

If you plan on making any exterior change to your home, your plans must be submitted to RowCal for Association review. This includes changing any original or other structural item (patio decks, stoops, central air conditioning, screen or security doors, replacement windows, doors, etc.). **Other items that require approval are satellite dishes, internet broadband dishes - their mounting location is very important and must be reviewed.**

NOTE: If an item is installed without approval, the owner will be subject to removal of the item and fines - pending an after the fact submittal and review process. If you are unsure about an item, please ask first.



Please Keep It Slow - Caution!

Please drive slow while in the community ... adults, family members and pets may exit from a carport area or sidewalk without being easily seen. Recreational games and sports, motorized scooters, roller blades, skateboards and street hockey are prohibited. Resident are encouraged to utilize offsite City parks.

Bicycle Storage Area: If you have a bike in the enclosure, it must have an ID sticker attached, be in serviceable condition and locked to the bike rack.

