

# Delmonico HOA

Please Visit Us: [www.DelmonicoHOA.com](http://www.DelmonicoHOA.com)

MAY 2025

## 2025 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)**

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 (Annual & Budget). Please contact Derek to verify the date/location or to be placed on the agenda.

### 2025 Possible Projects - Let Us Know Your Thoughts:

**The Board is asking for your input on which projects you would like them to consider for this year:**

- Replacing the street concrete drain pan [south side] Phase II - (\$15k);
- Replacement of wood window wells with steel (7 at \$16.5k);
- Refreshing of landscaping rock throughout the HOA (up to \$8k);
- Tree pruning throughout the HOA (\$4.5k);
- Wildfire Mitigation: tree pruning & removals for fire risk reduction; (\$3.4k);
- 2025-2026 - Concrete: replacing sections of sidewalks & entry stoops (pricing varies).

**Note: Painting** - this project has been moved to 2026 with plans to paint the entire HOA at once, versus two years; pricing was \$110k. This would likely be a Special Assessment around \$760.00.



**Please remember - do not dispose of cigars or cigarette butts in the Common Areas, patios, parking lots, etc. Fire danger is always present - we all need to do our part.**

### 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.



### **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 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.

### **2025 Special Roof Assessment:**

As a reminder, the SA is due by October 1, 2025; and that fee will pay for having new roofs installed on 7 Buildings along the south end 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; this will pay for any assessment imposed for a claim.**

### **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.**

### **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



### **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.

