



**NEWSLETTER – APRIL 2007**

March 24, 2007

**Roof Project:** The Board made a decision to pursue the roofing project and to form a committee to manage and oversee the project. Greg Bradshaw, 303.475.7714, [greg@rmsa.org](mailto:greg@rmsa.org), and Jerry Garland, 303.979.6445, [jmgpublic1@comcast.net](mailto:jmgpublic1@comcast.net) will form the committee to manage the project. If you have questions concerning the project, please contact Greg or Jerry. ***The cost of the new roof will be a special assessment to each unit owner. The amount of the special assessment cannot be determined until the material has been selected and approved by the Roxborough Park Architectural Control Committee.***

**Parking Concerns and Complaints:** Just a reminder to our owners to please be considerate of your neighbors. We continue to receive complaints about parking congestion on Buckskin, parking on the Brittany Homes' land on Surrey Trail, and long term parking in front of garages. The area beyond the white stripe in front of our garages is public roadway. If vehicles are parked in the area outside the white line, the vehicle interferes with access to the public road. Vehicles parked beyond the white stripe interfere with the snow removal equipment and the road will not be plowed. Each unit has two primary parking spaces located within the garage. The common paved parking is shared use with Ramparts II owners and is provided for visitors and guests. It is not intended as a vehicle storage area or to park and store multiple vehicles for one household. We must comply with the Covenants and Rules and Regulations of the Roxborough Park Foundation. The covenants and rules clearly state that recreational vehicles, boats, and commercial vehicles may not be parked or stored within the Park. All parking in the common use paved lots must comply with the Roxborough Park Foundation Rules and Regulations. Vehicles that violate the parking restrictions may be towed at the owner's expense.

**Snow Removal from Garages to Front Doors:** The Board has made a decision that this service should not be performed by the HOA at this time. The reason for this decision was based on comments received from homeowners and cost. Our current snow removal contractor, Rocky Mountain Landscape Maintenance, LLC, is willing to provide this service to individual unit owners. If you are interested in hiring snow removal, please make arrangements direct with Toby Tasei, 303.775.1667.

**Pet Control:** We will soon be activating the sprinkler system and begin summer landscaping. Please be a good neighbor and clean up after your pets. The governing documents for both Ramparts HOA and the Foundation have definite restrictions as to domestic pets. All pets must be contained. It is the pet owner's responsibility to ensure that pets are kept inside or under leash control while outside. The number of domestic pets is limited to four animals and is further limited to two dogs per household.

**Property Management:** The Board made a decision to continue with self management at this time. The cost to retain a property management firm is considerably more than the Board feels is prudent for the HOA at this time.

***The next meeting of the Board of Directors will be held on Thursday, April 12<sup>th</sup> 2007 at 7:00 pm at 6856 Surrey Trail. All owners are invited and encouraged to attend.***