



# Fountain Mesa Village Homeowners Association

Community News ♦ 4th Quarter Fall 2011



## You're Invited to the Annual General Membership Meeting!

The annual meeting of the Association is scheduled for September 21, 2011 at 6:00PM at the Fountain Library (230 S. Main Street). The main purpose is to hold Board member elections and present the 2012 budget. To vote, homeowners must be in good standing with their assessments/dues.

### Interested in Volunteering?

Do you want to help make a difference in your community and determine how things are done for your HOA? You can volunteer to be on the Board of Directors. Board members are homeowners just like you who care about their community. Board members spend an average of 1 to 3 hours attending meetings, running errands, and communicating by phone and email to keep the Association running.



If you are interested in volunteering to be a member of the Board of Directors, please contact the management company at 719-314-4501.



### FAILURE TO PAY ASSESSMENTS

Assessments are essential to fund the liabilities and maintenance of the community's common areas. When payments are not received from owners it places the Association and management in the difficult position of sending those property owners to a collections attorney. Currently, there is more than a 10 % delinquency rate with owners at the Association's collection attorney. The total amount owed to the Association is \$20,199.14. This includes quarterly assessments, fines, collection costs (legal fees, liens, etc.), NSF and late fees.

### Fall and Winter Yard Maintenance

We know last winter was tough on a lot of lawns. We wanted to suggest a few things to do to help your lawn make it to next spring. First, if you haven't aerated your lawn in a couple of years, please do so, as the lawn needs to breathe. Do that in September or early October and then follow up with winterizing fertilizer and water well before the ground freezes. This will allow the roots to grow or take hold before winter. Also, over-seed if you have some thin spots or areas that need some repair. Finally, when there are warm days in the winter and very early in the spring, give the lawn a good soaking again. As long as the water is not draining off of the lawn and into the streets, it is soaking into the sod. It will help the roots get moisture for an early start in the spring. Remember, the time you invest in your lawn this fall will help earn you lush, healthier grass next spring.



