

Villas At Northgate Resident Newsletter – April 2022

Dear Villas at Northgate Residents:

Villas at Northgate of Board Directors (BOD) have taken the initiative, as part of our ongoing process improvements, to send out periodic updates on your community. The following are some current issues, that you need to be aware of, as determined by our BOD meeting held on 24 March 2022.

1. All garbage/disposal containers need to be stored per HOA rules and regulations in garage spaces and need to be removed from the street curb at the end of each Monday pick-up day.
2. Dog registration was required by 15 Mar 2022. An ongoing community registration date will be held on **8 April 2022** at the VAN Community Park **from 9 am. – 11 am.**
3. Visiting parking slots are only for guests/visitors. No resident parking is allowed in these areas.
4. Klaus Towing, 719-390-6790 is our official towing company and they will **immediately** tow vehicles in fire lanes per city regulations. The curbs of these lanes will be designated with red paint shortly. Unauthorized parking in guest/visitor slots will be issued a first warning of 24 hours with subsequent towing thereafter. Klaus Towing only incentive is to tow parking violators. Violators are assessed \$350 per tow with a \$50/day storage fee. These are some steep prices so the HOA would advise that everyone needs to heed this warning.
5. There are instances of unsightly oil on driveways. The use of kitty litter and dish detergent for driveway oil stains removal is a possible solution. A \$25 fine will be issued for non-compliance.
6. All past holiday decorations need to be removed as soon as possible.
7. Community Problems, Concerns, and Improvement Suggestions:
If you have any community suggestions and/or concerns now or in the future, you will need to contact either your landlord/owner or property manager and he or she will then forward them to the responsible authority, normally to the All-County management team who serves our community on a daily basis.

All the Best!

Tina Swonger
President, Villas at Northgate Homeowners Association