

## Villas At Northgate Resident Newsletter – August 2022

### Dear Villas at Northgate Residents

Here are some important informational items you should be aware of after our VAN Board of Directors (BOD) meeting that was held on 29 July 2022.

1. The concept of implementing a gated community was negotiated between Land Development LLC. and the first building purchaser(s) of the Villas at Northgate. \$50,000 was allocated by Land Development LLC for this purpose. Kari Rodriguez is now finalizing the bidding process with commercial vendors and specific site locations/requirements with the Colorado Springs city inspectors. Our goal is to have these 2 gates installed by this winter which will secure access to our community to residents, service and emergency personnel and authorized guests.
2. The following is a review of our recently **changed** Villas at Northgate Homeowner (VAN HOA) dog-pet policy

The Villas at Northgate is a **NO** dog/pet community due to the **numerous** violations, noise complaints, landscaping damages and unsightly dung left behind on our and surrounding neighborhoods.

- i. The **only** exception to this **NO** dog/pet policy, going forward, will be follows:
  1. Properly Federal/State compliant pets that have been registered as a VAN HOA service/emotional support animal and submit to fecal DNA testing.
  - ii. Previously approved and registered non-service/emotional support pets will be grandfathered in but must abide with **all** the following restrictions. Violations will range from increasing fines to VAN HOA pet removal.
    1. Lack of dog/pet owner supervision to include biting, noise and landscape damaging incidents
    2. Violating VAN HOA's 2-pet under 35 pounds each per household policy
    3. Violating VAN HOA's \$100 **annual** registration fee
    4. Continually ignoring VAN HOA's \$50 per month fine for owners not registering their pets annually.
    5. Submit to HOA fecal DNA testing.
3. The snow staging and guest parking signs are in the final stages of site placement and should be installed by August 2022. Unauthorized parking in these areas will result in immediate towing at owner's expense.

All the Best!

Tina Swonger  
President, Villas at Northgate Homeowners Association