

## The Villas At Northgate (VAN) Resident Newsletter – February 2023

### 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 27 January 2023.

1. During past couple of months, we have experienced several snowfalls that has required our Bear Claw Inc. snow removal service for our common areas. We would like your feedback as to the quality and how timely this service has been. Please forward your feedback, good or bad, to Kari Rodriquez at All-County (719-445-7172) or email your comments to [kari@allcountycs.com](mailto:kari@allcountycs.com)). *As a reminder, all resident adjoining sidewalks and driveways are the tenants responsibly.*
2. Our gated community project is still ongoing. We have isolated our city permit responsibilities, determined who our contractors will be and have tried our utmost to ensure a seamless process once these gates are fully operational. Hopefully, you will see some actual physical work being done by this spring at our south boundary.
3. The All-County HOA manager, Kari, has had numerous neighborhood complaints that has reached The Villas at Northgate Board of Directors. Please respect your neighbors rights by following these community rules.
  - a. Storage of resident garbage cans need to be in your respective garages on non-garbage pickup dates. We have had numerous issues of dumpster turnovers under windy conditions. This presents an unsightly condition not to mention a health hazard.
  - b. Remove your seasonal decorations in a timely manner.
  - c. Potted plants need to be placed on non-grass bearing areas which will not interfere with landscaping and mowing procedures. Permanent placement of these pots and other articles kills the underlying grass and presents a tripping hazard for our crews.
  - d. VAN is a now a Colorado **compliant no-dog** community and violators will be subject to Rules and Regulatory actions/penalties.
  - e. Tenant parking in guest stalls and no parking areas is subject to towing without notice by Klaus Towing, 719-390-6790. Retrieval of an impounded vehicle is a violator's responsibility and fines are now in **excess of \$500**. Tenant parking is only allowed in garage spaces and on driveways leading up to them.
4. Again, if you have any community issue that need our attention please contact Kari Rodriquez at All-County (719-445-7172) or email your comments to her, [kari@allcountycs.com](mailto:kari@allcountycs.com)).

Sincerely,

Villas at Northgate LLC HOA, President  
Erik Tjelmeland