



October 25, 2017

Update to Elk Springs Homeowners:

### **New Property Manager**

I am pleased to announce the appointment of Integrated Mountain Management (“IMM”) as our new property manager. Their selection comes after an extensive selection process that began in June and concluded with the selection of IMM at our Board meeting on October 16<sup>th</sup> and execution of a contract on October 24, 2017.

IMM will be starting on several deferred maintenance projects, including trimming of dead trees, updating the gate directory and codes and replacing several signs at the front gate.

**IMM is the first call you should make to report any operational matter in Elk Springs** including maintenance or repair issues regarding the HOA common area, general questions regarding Elk Springs, covenant/rules violations, etc. Don't forget that our website, [elkspringshoa.com](http://elkspringshoa.com) has information regarding our community as well. **IMM should be contacted at 970-945-7653**, option 3.

### **Bookkeeping Services**

Dalby, Wendland is our new accounting/bookkeeping service. With offices here in Glenwood Springs, Dalby, Wendland is the largest public accounting, audit, and business advisory firm headquartered in western Colorado. With their economies of scale and expertise, we are able to reduce the cost of bookkeeping services to our HOA.

Dalby, Wendland has been working closely with the Board to transition the billing and accounting records from our previous bookkeeping service. **For questions regarding your billing and payments**, please e-mail Tiffanie Miller at [tmiller@dalbycpa.com](mailto:tmiller@dalbycpa.com) (Note: Tiffanie's telephone number was provided to all Members in a separate e-mail communication) Also, all payments should be sent to the following address:

**Elk Springs HOA  
c/o Dalby, Wendland, & Co, P.C.  
P. O. Box 1150  
Glenwood Springs, CO 81601**

Many of you use bank bill payment services so please be sure and change the address for Elk Springs HOA from P.O. Box 3167 to the address indicated above.

### **Water Charges**

You should have received your invoice for the second half of 2017 semi-annual water charge. These payments are due on November 10<sup>th</sup>. The next semi-annual water charge will be due on June 10, 2018 and will reflect a 1.02% increase in the consumer price index as required in and calculated under the Water Delivery Agreement. The new rates for 2018 are as follows:

|                      |                           |
|----------------------|---------------------------|
| Active Water User    | \$239 semi-annual payment |
| Standby Water Charge | \$119 semi-annual payment |

Supplemental water charges continue to be billed monthly and will also reflect a 1.02% increase in 2018.

### **New Board Member**

At the October 16<sup>th</sup> meeting, the Board elected **Craig Carlson** to fill the unexpired term of Gary McElwee due to Gary's move to Texas. Craig was born in Colorado and moved to Aspen 12 years ago after attending the University of Colorado. Craig was the head ski coach at Aspen High School and after earning his Master Electrician license, started his own company, Fat City Electric. Craig and his wife, Tammi, purchased a lot in Elk Springs about a year ago and recently became new parents to their son. Since Craig and Tammi are lot owners and look forward to building their home in the future, they will certainly bring a new perspective to the Board and its operations.

### **Homeowners Meeting**

Our next homeowners meeting will be held on Monday, November 13, 2017 starting at 6:30 pm in the Recker Room of the Spring Valley Campus of Colorado Mountain College. At that meeting, the Board will present the 2018 Budget as well as a Board report to the Members. In addition, our legal counsel will provide Owner Education which is a requirement under the Colorado Common Interest Ownership Act. The homeowners meeting will be immediately followed by a meeting of the Board of Directors.

### **Mark your Calendar!**

The annual holiday progressive dinner will be held on **Saturday, December 9<sup>th</sup>**. This is a fun event and a great opportunity to celebrate the season with your friends and neighbors.

**Cocktails and Appetizers at the home of Jan and Bob Sweikert  
55 Gossamer Road, 5:30 to 7:00 p,m**

**Main course at the home of Penny and Mike McGill  
1155 Elk Springs Drive, 7:00 to 8:30 p.m.**

**Dessert at the home of Evelyn and Bruce Cole  
217 Monarch Road, 8:30 to 10:00 p.m.**

**Please RSVP to Jan Sweikert by December 4th  
E-mail [jsweikert10@gmail.com](mailto:jsweikert10@gmail.com)  
Dinner is a potluck. Cost for beverages is \$10 per person**

**Watch your Speed!**

Several weeks ago, a young fawn was hit by a resident driving at too fast a speed. The fawn was in a great deal of pain and its mother was very distraught. The County had to be called to put the fawn down and the HOA had to incur an expense to remove the fawn from our property.

Please use caution when driving on our streets, especially as winter approaches.

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We are always interested in hearing ideas on how to improve Elk Springs and welcome your comments and suggestions.

Evelyn Cole  
President, Elk Springs Homeowners Association, Inc.