

# Villas at Elk Run

May 2023

## Spring Projects

Painting is underway! Jason and our painting company are working on a schedule and that will be sent out in a separate letter.

Concrete repairs will begin on the 4000 and 6000 buildings very soon. Please be aware that the concrete company will be using several parking spaces during the repairs. Additional parking is available on School Rd and Elk Run.

In addition, access to units will only be available through your garage during parts of this process. Please plan accordingly.

Please email [villasatelkrun@gmail.com](mailto:villasatelkrun@gmail.com) with questions.

## New Collections Policy

In response to new CCIOA laws regarding the collection of past due assessments and fees, the Villas at Elk Run has adopted a new collections policy.

This policy is available for review on the policies page of our website at this link: [https://villasatelkrun.com/wp-content/uploads/2023/04/CollectionPolicy\\_Rev\\_2023.pdf](https://villasatelkrun.com/wp-content/uploads/2023/04/CollectionPolicy_Rev_2023.pdf)

## Important Declarations Amendment

In order to close on the loan through Alpine Bank, for the owners that would like to exercise that option for paying off the special assessment, we need to amend the Villas' Declarations to include the required CCIOA language that would allow the HOA to pledge its right to future income. We will be sending out a ballot via certified mail that we will need your vote of approval in order to make the necessary changes. Please keep an eye out for it and complete it as soon as possible.

## New Trial Dog Policy

In response to requests from homeowners, the HOA is doing a trial of removing the restriction of dogs in the central fenced courtyard. Please be aware that this is a trial. Dog owners must take responsibility for the behavior of their dogs and for picking up after their dogs. Non-compliance will result in the return of restrictions. In addition, please be aware that hazards exist in the courtyard. Anyone who uses the courtyard does so at their own risk. The HOA is not responsible for damage or injuries sustained due to use of the courtyard.



Remember, there is no poop fairy! You are responsible for cleaning up after your dog.

Parking is only allowed in the marked paved lots or in your garage. Do not park on grass berms or in front of garages. Do not block the driveway. We appreciate you alerting your tenants about these rules.