

Monthly Newsletter



Got Hail?!

It is unfortunate that our neighborhood was strongly impacted by the recent hailstorm. Please note that an additional email communication is being sent separately regarding what to do if you intend to have your roof replaced within the community. Stay on the look out!

Fireworks

4th of July is right around the corner. Please remember that the use of fireworks in the city of Thornton is illegal. This will be strictly enforced within the community, which may include fines and other legal action.

Event Update

Spring Clean Up: Thank you to the three residents and three board members who participated in this event. We hope to get more resident involvement in our next clean up and future events!

Landscaping Updates

Lawn Maintenance

The new community landscaping day is every **Thursday**.

Summer landscaping is under way! There have been a few minor hiccups, which is to be expected when transitioning to a new vendor, and we appreciate everyone's understanding.

Don't want your lawn mowed? Remember to put a small sign in your yard Wednesday night, and remove it by end of day Thursday.

Reminder, the landscaping crew is responsible for front lawn mowing only. This includes mowing and blowing away remaining grass clippings/leaves. Residual clippings may end up in front yards, rock areas, etc. but will be removed to the best of their abilities.

Sprinklers

If you see a broken sprinkler head or an area that requires additional water in a community shared space, notify KimNichelle Rivera immediately with the location to have the issue corrected. If you see a flag in a community space, please leave them. This helps notify our EDI team of areas to be fixed.

Future Upkeep

The Board is currently working on getting multiple quotes for improving the first median on the 141st Ave, and replacing trees around the community. Stay tuned.

In this newsletter you can expect:

Community Updates

Our Upcoming Events

Did You Know?!

Reminders

Town Hall Updates

Surveys & More

DID YOU KNOW...

Window Attachments

May people find they need extra air conditioning on their second story. However, window units that extend outside of the window are not permitted and violate our community guidelines.

If you currently have an AC unit that extends outside the window - it should be removed prior to receiving an initial notice and subsequent fines.

Alternative Solutions:

- Window units that are flush with the screen
- Indoor cooling units

Pet Community Requirements

Residents, it is Thornton law to keep your pets leashed at ALL times whether they are in the front of your property or in a public community area. While we know some pets are trained to operate off-leash and are "well behaved", leashing is a community guideline to ensure all residents and their pets are safe and secure.

Can I Air B&B or VRBO my property?

The CCR's state "leases shall have a minimum term of 30 days". Thus, making VRBO's and Air B&B's not allowed in the Fallbrook Villas Community. This will be enforced within the community CCR's, which could include fines, and other legal steps.

See Something, Say Something

There have been some resident reports of concerning or threatening behaviors within the neighborhood. Please, if you encounter such a situation as a victim or bystander, please first call the police to file a report and then notify the Board/Management team so that documentation of the incident can take place.

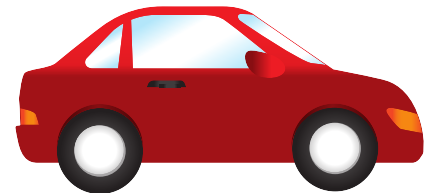
Exterior Enhancements

If you want to make changes or upgrades to the exterior of your home, including your fenced in yard, you must first submit a proposal to the Design Review Committee. Reference the link below for more information on how to submit a request.

https://www.fallbrookvillas.com/_files/ugd/bfd82_056178bdf9704c06b6c906d1b7a42197.pdf

Xeriscaping

Are you thinking about xeriscaping with more "Water-wise" plants? Thornton wants to help you! Go to ThorntonWater.com for more information on receiving financial support to transition to water saving landscaping.



Important Reminders: Parking, Garage Use and Vehicle Storage

- **Recreational Vehicles:** Please be mindful that residents or visitors cannot regular park or store any recreational vehicles (motorhome, boats, campers, trailers) in parking areas or on the streets in our community. The above vehicles may be parked for loading/unloading or for temporary emergencies.
- **Garage Use:** Garages are to be used for vehicle storage only and should not be used or converted for living/recreational activities, or for storage which prevents the parking of a vehicle and thus shifts overflow vehicle parking into the street.
- **Parking:**
 - No cars can park or sit idly where they may block a roadway or another resident's garage access.
 - Tandem parking (i.e. parking behind someone, so that one car needs to be moved before the other car can exit) is strictly prohibited on driveways
 - Horizontal parking in your personal driveway IS permitted if it does not prevent access to your neighbor's garage or parked on rock areas
 - Street parking is public and therefore the Board/community cannot regulate or place requirements on who parks there, or for how long they are parked.

The board is advising residents to follow the CCR's and use the garages for the intended use of parking. This will free up space for everyone's visitors and prevent additional congestion.

The Results Are In...

In the November Town Hall, the residents shared that they wanted more communication, involvement and input regarding what happens in the community. The Board has taken progressive steps to improve in this area:

1. Providing more notice for meeting dates
2. Shift meeting times to evenings to allow for higher attendance
3. Creating survey/feedback opportunities to give residents a voice impacting changes in the community

However, it was quite discouraging to see that there were only 2 respondents to the survey.

Residents...the board is here to represent your feedback, questions, and concerns, but cannot drive that change unless you take the time to get involved and share your thoughts and suggestions when avenues are provided. It is asked that residents please participate in future opportunities so that we can all continue to help our community improve.

Key Highlights from Survey Feedback:

- **“Getting back to the way the HOA was 5 years ago when property was purchased”**
 - *The Board understands this sentiment but wants to offer clarification, that we are not operated by an HOA but are governed by a Metro District. While the previous management company wasn't as diligent to uphold community standards, the Board is optimistic that the new management company will help drive strong improvements within the community.*
 - *Please also note that the Board is comprised of voluntary community members who are dedicating their spare time and resources to help the community thrive. The Board was previously run by Lennar representatives and the transition from a builder-based board to a resident-based board is never an easy task. A builder-based board is for the benefit of the building company, and a resident-based board works to benefit the residents. Your patience is appreciated while the board, continues to work on ways to better our community. If you have any ideas, questions, concerns, or suggestions please contact the board and/or management.*

- **Questions regarding the “lump sum” payment or how funds are allocated.**
 - *To best understand how community funds are spent and distributed, please reference past billing statements and attend upcoming town hall/board meetings for in depth explanations and how to have input regarding these areas.*
 - *The best way to “save” money is to get involved - the more volunteer work we have within the community, the less we have to pay to outsource. Please keep this in mind with future clean up or community sanctioned events!*
 - *You never know when your talents can come in handy to support our community...are you good at organizing, negotiations, talking to vendors, bringing people together, landscaping, communications, event planning, etc. Reach out to a board member to see how your unique talents can support our community and save funds!*
- **“I feel like my feedback has fallen on the wayside when it comes to community improvement”**
 - *The board is sorry to hear that and that there are residents who feel this way. We understand that there have been ups, downs and complications in between, but we hope that with the dedication of the Board, a new management company, an improvement in communication and additional resident involvement we can reinstate confidence in the community and Fallbrook Villas being a great place to live.*
- **“How do I have my complaint/concern addressed regarding issues such as: noise levels, neighbors landscaping upkeep, parking challenges, etc.**
 - *Unfortunately, often times feedback is “passed down” from resident to resident vs. addressing directly with a board member. We strongly encourage residents to communicate their concerns with their fellow neighbors/community members, and when necessary, report concerns directly to the Board so they can take the required actions or advise on next steps.*

As always, we appreciate your time to read the newsletter, provide feedback and participate in community events. Please stay tuned for information on upcoming community events - and do not hesitate to reach out to KimNichelle Rivera or Jolene Simon with additional inquiries.

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Fallbrook Villas Board
