

# Monthly Newsletter

FALLBROOK  
VILLAS

April 2024



## Welcome to the new Fallbrook Villas Newsletter!

We're excited to launch this new newsletter to keep everyone in our neighborhood connected and informed. From upcoming events to local news and neighbor highlights, our aim is to strengthen our sense of community and make Fallbrook Villas an even better place to call home.

Thank you for joining us on this journey of connection and camaraderie!

## Spring Clean Up Event!

April 27, 2024 from 9am-12pm

### Join us for our First Annual Spring Clean-up!

We'll prioritize the maintenance of our retention pond by clearing away debris and trash. Additionally, we'll extend our efforts to other community spaces, ensuring they're pristine by tidying up trash, fluffing mulch, removing tape residue from mailboxes, and addressing any necessary repairs, removals, or replacements of metal edging along 141st Ave.

Come get to know some neighbors and help our community.

Any questions or ideas can be addressed with Kim Nichelle Rivera and Jolene Simon.

**What to Bring:** gloves, rakes, large trash bags

**Where to Meet:** Pavilion at the main playground

*\*If needed due to inclement weather, clean-up day will be shifted to May 4th*

In this newsletter  
you can expect:

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Community  
Updates

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Our Upcoming  
Events

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Did You Know?!

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Neighborhood  
Volunteer  
Spotlights

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Town Hall  
Updates

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Surveys & More

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## Did You Know...

Ever wonder who is responsible for the tree in between you and your neighbors' home? Trick question... It's both of you! Each paired home shares custody of the tree that falls between their front entryways.

So, what does that mean? It means that you both are responsible for maintaining its shape and health. Ensure your tree is well pruned and watered (it is part of your sprinkler system!)

Keeping your tree well pruned will promote healthy growth and keep it from interfering with the structure of your home/walkways. If the tree should die or need to be removed, both homeowners will be required to replace it with a tree comparable to the initial tree.\*

Use this as an opportunity to test out your green thumb and get to know your neighbor better! Determine how/when the upkeep of the tree will take place and how the responsibility will be shared!

\*Replacements must go through Design Review Committee



## Save Water, Save Money with Xeriscape

Wanting to remove your front lawn and switch to xeriscape with mulch, rocks, bushes and plants?! Awesome! Prior to making a change - you must receive approval from the Design Review Committee. See what is required by the city of Thornton as you make your plan proposal by visiting...

<https://www.fallbrookvillas.com>

District Data, Governing Documents, Design Guidelines tab. Page 18 - EEEE - Xeriscape



## Homeowner Responsibility

Let's clarify responsibilities between the homeowner and the metro district!

**District:** The district maintains upkeep of all common areas, including mowing front yards and main tree lawns.

**Homeowners:** The homeowners should care for the health of their front lawn. This includes watering, aerating, and fertilizing. Dead grass? It is the homeowner's job to revive it. Homeowners should also care for their own personal bushes and shrubs. (Between the sidewalk and the home)



# We Want to Hear From You!

We're excited to announce our community survey, designed to gather your valuable feedback and insights. Your input is crucial in shaping the future of our neighborhood and ensuring it meets the needs and desires of everyone who calls it home.

By participating in the survey, you're not just providing information – you're driving positive change. Your responses will guide decisions on everything from maintenance schedules to community events, helping us prioritize improvements that matter most to you. Transparency is key in this process. Your voices will be heard, and your feedback will directly influence the actions we take.

Together, we can create a community that we're all proud to be a part of.

Submit your responses for the below questions to [Fallbrookvillasmanager@gmail.com](mailto:Fallbrookvillasmanager@gmail.com)

- What are your top three things you think the district should focus on for the community?
- What is your biggest concern for the community?
- How would you like to get involved in making our community a great place to live?

Thank you for your participation!

Sincerely,

*Fallbrook Villas Board*

## Contacts:

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