



# The Trails East HOA Newsletter

October 2017

**Greetings from the Trails East Board of Directors! Please take a few minutes to read the latest updates about your Community!**

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**Z & R Property Management:** As your property managers, Z & R implements all of the Board's decisions and handles Covenant enforcement, dues payments and much more. Any Association questions can be forwarded to Z & R at (719) 594-0506. Any homeowner who has a problem, comment or suggestion is asked to submit a letter to Z & R for proper follow-up and Board review. The address for correspondence is 6015 Lehman Drive, Suite 205, Colorado Springs, CO 80918. Emails can be sent to Kerry@zandrmgmt.com and faxes can be sent to (719) 594-0473, or you can send correspondence via the HOA website mentioned below.

## **HOA Board Contacts:**

<b>Bob Carter</b>	<b>HOA President</b>	<b><a href="mailto:bc8062pg@gmail.com">bc8062pg@gmail.com</a></b>
<b>Mary Carpenter</b>	<b>HOA Vice President</b>	<b><a href="mailto:scorpio_girl54@mail.com">scorpio_girl54@mail.com</a></b>
<b>Ruth Wood</b>	<b>HOA Secretary/Treasurer</b>	<b><a href="mailto:rew2@comcast.net">rew2@comcast.net</a></b>

## **PARKING**

Now that there are No Parking and Visitor Parking Only signs posted throughout the community, please inform your visitors and contractors to utilize the visitor parking areas or your driveway vs. parking in the street. Fees assessed by the towing company are over \$200.

**Doggy Doo:** One way you can help the overall look of the property is to pick up after your dog. In fact it's a Rules violation to leave your dog's feces on the grounds, and even to allow your dog to be out off-leash. This is a difficult violation to prosecute, since the culprit needs to be caught in the act, so PLEASE if you witness a pet violation, contact your Property Manager immediately so we can enforce this Rule. The Board is committed to keeping the grounds looking good. The landscape maintenance company will charge the HOA for removal of excessive dog waste.

**HOA Web site:** The Board has recently set up an HOA Web site for your convenience. It has the full Governing Documents (Covenants, Rules & Regulations, etc.), contact information for the Management Company, HOA Finances, Board meeting notices, Meeting Minutes and more, all available for free download. Please help the community and yourself by being aware of the Rules & Regs, and if you are an owner who rents out your unit, you can direct your tenants to the website so they (and you) don't get you in trouble with violations. [www.trailseasthoacs.com](http://www.trailseasthoacs.com).

**Association Covenant Violations:** If you witness a violation, please report it to Z & R by documenting what you see in writing, signing the letter and mailing it to Z&R Property Management. Faxes or emails are also perfectly acceptable. **Anonymous complaints cannot be acted upon, please include your name and address in any complaints, it will not be divulged.**

### **Recommended Solar Light for Illuminating Your House Address**

- For homeowners interested in illuminating your house address, after testing several types of solar lighting on the market we have found that the AMIR Upgraded 2 in 1 Solar Light appears to be the best option available. Price may vary depending on where purchased. It can be viewed on Amazon at URL <https://www.amazon.com/AMIR-Upgraded-Waterproof-Landscape-Spotlight/dp/B00T1QC5GQ>

### **Meeting with Attorney**

- The board has recently met with counsel to discuss concerns about various issues within the neighborhood. More information will be forthcoming.

### **Homeowners Association Annual Meeting**

- Mail was recently sent to announce the time and place of our HOA annual meeting.
- The meeting will take place on Tuesday, October 24th, 6:30pm in the Vista Ridge High School cafeteria.
- A vote will be held to fill a position on the HOA board.

**Thanks for reading our newsletter and for your cooperation! Let's all have a great fall and thanks for your help in keeping Trails East a great place to live!**

**The Trails East Board of Directors and Management**

