

THE NELSON FARM HOMEOWNER'S ASSOCIATION NEWSLETTER

Spring 2019

2019 Board of Directors

President, Marshall Flug

Vice President, Ted Bender

Treasurer, Jon Sawyer

Secretary, Anne Berry

Director, Krista Chacko

Director, Steve Williams

Director, Jimmy Jones

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GATE CODE

FOR POOL & TENNIS GATE
Cannot publish on website

CALL 970.407.9990

to request gate code

Architectural Review Committee (ARC) provides homeowners with very timely review or feedback of submitted ARC Forms for any changes to the exterior of a property. Our thanks go out to Glenn Gray; Kristee Jones; and Dave Meyer for serving on our ARC. As a reminder, homeowners are required to submit a request to the ARC prior to undertaking work for external changes to their home, landscaping, painting of the house, roof replacement, etc. These Guidelines are available on both homeowner websites along with how to submit your request.

Annual Dues Payments are Past Due on May 1, 2019, and will start to incur late fees starting then. The annual dues assessments are now **\$405**. You should have received an invoice in mid-March for these Annual Dues. If you have questions contact Associa Colorado at 970-407-9990.

What Homeowners Need to Know for 2019

by Marshall Flug, Board President

This 2019 Spring NFHOA Newsletter is the only printed hard copy news you will receive from the Board this year. All future updates and information will be emailed to all that are registered with our website at nelsonfarmhoa.com (instructions further down in this newsletter). These items will also get posted to that web site and to Associa Colorado's TownSq (instructions were included with your invoice). If you are not signed up with these sites then you are missing out on timely email communications during the year that are important to you, your home ownership, and your living in Nelson Farm. Both of these web sites contain useful homeowner information, our covenants, instructions for contacting the Board or Associa, forms to submit for an Architectural Review, notices of activities in Nelson Farm, and a calendar of pool hours and events.

Thank you to BOARD Members, the Architectural Review Committee (ARC), and Homeowner Volunteers:

The Annual Membership Meeting and BOARD Elections were held on February 19, 2019. Thank you to all those that attended and for others that provided a homeowner proxy. I especially want to thank those that left the BOARD and to those newly elected. Leaving the Board are our Treasurer, Martha Small; Directors, Joe Dowdy and Dave Freismuth. They served us well through the period of seeing our pool updated last year. Many thanks for your time and energy donated to all our homeowners. Please express your thanks to these individuals when you see them. The new Board members that stepped forward and were elected are: Krista Chacko; Jon Sawyer; and Steve Williams. Again, we should all thank them for volunteering to serve our community. Please note that the full current Board and their positions are given at the top of this newsletter.

Register online to receive email updates from the HOA

1. Go to nelsonfarmhoa.com
2. At top of right column find "Register for Updates"
3. Enter your email address in box and click button underneath it
4. Check your email inbox for confirmation email
5. Click link to confirm your registration

Once registered you will receive all new Nelson Farm HOA posts in your email inbox. Most will likely concern you, for better or worse. Some will ask that you take action.

Please feel free to share these instructions and any future posts to your fellow NFHOA neighbors.

Pool Security

Signing in & security at the pool is every homeowner's responsibility. If you see something or someone that doesn't belong then let the lifeguards know about it. The gate access code, pool, and tennis courts are for use by homeowners only. If you share this access with anyone outside of our homeowners, you are putting yourself and the association at risk, and subjecting yourself to loss of privileges. Everyone is required to sign in and get verified for their residency in NFHOA at the front table upon entering the pool area. We ask that you regularly comply with this sign in, be courteous to those staffing the table and checking your NFHOA membership. Please understand this is done for the protection of The Nelson Farm HOA. A full list of pool rules is available on the website. Guests at the pool require that the homeowner be present while they are there.

Rental Properties and Trust Home Ownership.

For homes that fall under these categories, please provide Associa Colorado with the full names of those that you are giving the right to use the pool. Otherwise their names will not be on the NFHOA list and not allowed admittance to the pool. If you give a renter access, then you are forgoing your right to use the facilities.

Remember to use our (nelsonfarmhoa.com) web site as a resource. The pool hours and event calendar are listed there. This is also a great way to provide feedback, input, raise concerns, ask a question, or inform the BOARD and Associa by email. Have a great summer and remember, be considerate of other Nelson Farm HOA members sharing the use of our amenities.

Summer Events

Pool Opens Saturday, May 25th!

Pool opens at 10am that day! Lifeguards and pool management are provided by Splash Pool Services. They can be reached at **970-672-8778**. More information and a Splash Newsletter is found on the NFHOA website.

The Gators Swim Team

Information on our Nelson Farm neighborhood swim team is located on our website. This is a great swim team and as a NF resident you are encouraged to sign your children up for a fun time and to participate on the team.

July 4th Neighborhood Picnic

The 4th of July Picnic falls on a Thursday this year. Look out for information posted later this summer at the pool and on our web site. Please sign up & bring a dish to share with others in our HOA to help make this a great event. Nelson Farm HOA provides the burgers, hot dogs, and drinks but volunteers are always welcome to help cook, set up, & clean up! Contact Dave Freismuth at DaveFreismuth@gmail.com to volunteer!!!

A Few Reminders...

How to Contact Associa

Please contact our Community Manager, Kenton Sickels at KSickels@AssociaColorado.com or our Assistant Community Manager, Stephannie Hairston at SHairston@AssociaColorado.com with any questions, or if you need your account ID number. Please contact Associa staff during normal business hours for the fastest response at the main office line **970-407-9990**. Associa also has a Manager on call 24 hours a day to address emergency issues, i.e. water breaks in the pool area.

When Are Assessments Due?

Assessment payments will continue to be due no later than April 30th of each year. If you have ongoing concerns about your account with the HOA, please contact me for assistance. As a reminder, payments should be sent directly to:

Nelson Farm HOA
c/o Colorado Association Services
PO Box 105768, Atlanta, GA
30348-5768

Architecture Review & Approval

If you are planning a home project this summer, remember to submit architectural requests for approval of any alteration to the exterior of your property. The committee has up to 30 days but will respond sooner as long as the committee has all the pertinent information to make an informed decision. Remember that any exterior painting project must also be submitted for architectural approval. Painting your home is a great way to enhance its value, and it improves the value of the community as well.

Find the architectural review form (as a fillable PDF!) on the community website at www.nelsonfarmhhoa.com and submit to **Stephannie Hairston**, Assistant Community Manager with Associa, at SHairston@AssociaColorado.com for processing. Stephannie will then send your request to the architectural committee for their review.

Pet Waste

Please clean up after you pets and do not allow them to damage the Association common areas. Clean up immediately after your pet whenever you walk in the community. Biodegradable pet waste bags are available along all trails around town.

Parking

Please be reminded that no inoperable or unlicensed vehicles may be parked on a lot unless screened from public view or parked/stored within a fully enclosed garage. An inoperable vehicle is defined as one that has not been moved under its own power for a period longer than 72 hours. Additionally, recreational vehicles (RVs) such as boats, campers, trailers and motor homes shall not be stored or parked on a Lot for more than 72 hours unless either screened from public view behind the front setback of the Residence or parked/stored within a fully enclosed garage. The 72-hour period for RVs is allowed for loading and unloading before and after trips.

Trash & Recycling

We should all store trash bins out of view on non-collection days as required by the Association's governing documents and the City of Fort Collins. Old furniture, appliances and junk items left outdoors and not in a trash bin are considered a public nuisance and a potential health hazard. If you will be leaving any of these items out, call your trash provider to arrange for an extra pickup. Contact Ram Waste at 970-226-3396 to ask about discounts for trash service in our community. You can also negotiate rates with other providers to find the right service for your trash and recycling. The City of Fort Collins Nuisance Hotline at 970-416-2200 will respond to your trash complaints within the city if you are struggling with a neighbor whose trash is not properly discarded.