

THE NELSON FARM HOMEOWNER'S ASSOCIATION NEWSLETTER

Spring 2021

2021 Board of Directors

President, Marshall Flug

Vice President, Doug Hagaman

Treasurer, Krista Chacko

Secretary, Sarah Putman

Director, Keith Elliott

Director, Jami Jensrud

Director, Caitlin Yates

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GATE
CODE
FOR POOL & TENNIS GATE

For code call Associa
970-407-9990

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; Dave Meyer; and Diane Burnside for serving on our ARC. 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, 2021, and normally start to incur late fees starting then. The annual dues assessments are **\$415**. You received an invoice in March for the Annual Dues. If you have questions contact Associa Colorado at 970-407-9990. Since Covid we will delay assessing late fees until June.

Post Pandemic Year of Isolation: NFHOA News for 2021

by Marshall Flug, Board President

After a year absence our 2021 Spring NFHOA Newsletter returns. This news is likely the only hard copy you will receive from the Board this year. All other updates and announcements will be emailed and posted to our website at nelsonfarmhoa.com (instructions further down in this newsletter). These communications also get posted to TownSq, Associa Colorado's website (instructions were included in with your invoice). If you are not signed up for email on both of these sites then you will miss timely email information during the year. This includes alerts about the pool, tennis courts, safety issues, your home ownership, and living in Nelson Farm. Both of these web sites contain useful homeowner information, our covenants, instructions for contacting the Board or Associa, forms you use to submit for an Architectural Review, notices of activities in Nelson Farm, and a calendar of pool hours and events. Minutes of the Annual and Board meetings, financials, and other ongoing events within the NFHOA are regularly posted to TownSq.

Thanks to All who Help and Serve our HOA:

The Annual Membership Meeting and BOARD Elections were held on February 22, 2021 via a zoom teleconference. Thank you to all that participated live and also for all that provided a proxy and assured we had a quorum. The BOARD remains the same with two positions which were re-elected for another three year term. Please note that the full current BOARD is listed on the header of this newsletter and on our website. Please express your thanks to these volunteers and to the three members of our ARC who are serving multiple years. There are many that wear multiple hats and others I have thanked during the past year in the emails and News items sent out and posted.

At Associa Colorado:

As of our February 22 Annual Meeting we have a new community manager, Jordan Leptich. She has worked with us on some items over this past year and participated in the last few Board meetings. Please welcome Jordan. We are also saddened to have Jenny Singleton leaving us as our manager the past two years, but she is still with Associa serving other communities and will provide input if Jordan needs. Also Stephannie Hairston remains as our great Assistant Community Manager.

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 homeowners 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

We are hoping for a more normal pool opening.

Pool Should Open Saturday, May 29th!

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. Opening details will be posted soon.

Pool operation will follow local health guidelines! ***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.

A separate Gator notice with the details was posted on our websites and email sent to everyone the last week of April.

July 4th Neighborhood Picnic ★

The 4th of July Picnic falls on Sunday this year. Look for information posted later this summer at the pool and on our websites. Please follow our guidelines to help make this a safe event, if we can make it happen at all. Normally, Nelson Farm HOA provides the burgers, hot dogs, and drinks but volunteers are always welcome to help cook, set up, & clean up. The Lifeguards provide the fun and games. We will let you know how to volunteer and how this will all work in 2021. ★

A Few Reminders...

How to Contact Associa

Please contact our Community Manager, Jordan Leptich at JLeptich@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 Associa for assistance. 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.