

Lincoln Commons 2019 Summer Newsletter

Summer Tips

- Do not put cigarettes out in potted plants. The soil can be flammable. They should be put out in a water bottle or bucket
- Please be mindful of children that play. Keep an eye on your kids and drive carefully!
- Although the weather is nicer, please keep dogs leashed at all times
- **Please clean up after your pets!** Children like to play in common areas but can't if it isn't kept clean
- Remember that personal fireworks are illegal in El Paso County. Let's do our best to minimize fire hazards
- Make sure all grills are kept away from homes when in use. When finished, make sure flames are out, gas is off, etc.



Board of Directors

The current members of the Board of Directors are: Jordon Guinane, Jacque Guinane, Tori Mace, Sandy Tilley, and Michael Ferioli. This Board is under a one year term. After the term is up, new Board members will be decided via election. Meetings are planned to be held every three months.

Website

There is currently a Lincoln Commons website available. It is a google site, so we would need a gmail address for this to be sent and accessible to you. This website would have all documents including: covenants, bylaws, rules and regulations, meeting minutes, other newsletters, and any other important documents and announcements. This is being created to increase communication between the HOA and the homeowners, and to drive down paper and postage costs.

Hello neighbors,

My name is Ashley Mengel and I help manage Lincoln Commons. If you have any questions, please feel free to email us at: lincolncommons0807@yahoo.com.

Parking

Please make sure to use your garages/parking spots, along with making sure guests use parking spots. There is to be NO parking in fire lanes. The vehicle will be towed at the owner's expense if the fire department is notified of this obstruction. If you are leaving for a certain amount of time, (ie. Being deployed), and won't be using your vehicle, please let the HOA know so that your vehicle won't be towed. No vehicle can be sitting in one spot without being moved for longer than five (5) consecutive days as this is considered abandoned.



Dog Poop

Not everyone has pets, so it is important to please be considerate of the others around you. **It is your responsibility to pick up after your pet.** Pet waste stations are located throughout the community in common areas for easy access. The poop pickup service only takes care of common areas and acts as a last resort. In the summer kids play more outside, and can't play in the grass if there is dog waste everywhere. This is also a health code violation. The HOA will document anyone who does not pick up after their pets, and homeowners may take pictures of violators and submit them to us via email. Repeat offenders will be fined.

Submitting Designs to Change or Add

A design submittal to the HOA is required and needs to be approved before the changes can be made. Please read the Lincoln Commons HOA bylaws to make sure that all rules and regulations are met. You can submit them to lincolncommons0807@yahoo.com. If the submittal is not completed, homeowners will be required to remove the change.

Trash

Please keep track of your trash can. If it is lost or stolen there is a \$70.00 fee to replace it. Each trash tote has a serial number on the side that indicates which address it belongs to. If you need to know whether or not you have the correct trash tote, you can email us. **Lincoln Commons HOA will suspend trash service if HOA payments are not made.**

Common Maintenance

There are some things that a homeowner needs to do every now and then to ensure the quality and safety of living in your townhome. For example, the air filter should be changed every 30-60 days.

Owners of Rental Properties

Property owners who rent their property in Lincoln Commons are responsible for their tenant's compliance with HOA bylaws. Leases should be in writing. Owners provide a copy of the bylaws to their tenants as an addendum to the lease. Owners are also required to notify Lincoln Commons HOA immediately upon leasing their property, and to provide the tenant's name, owner(s) contact information, and mailing address. Property owners are responsible for payment of dues to the homeowner's association.

Crime Prevention and Safety Tips

- Keep car doors locked at all times and windows rolled up
- Lock doors and windows when you go to bed or leave your house
- Keep garage doors closed and do not leave garage door openers in an obvious spot in your car
- Take all valuables out of your car
- Security/surveillance cameras are allowed, and can be installed for the front door, back door, and garage
- Let a trusted neighbor know if you are going on vacation, being deployed, etc., to look out for any suspicious activity

Payment

HOA payments are \$1140 annually, which is divided into monthly payments of \$95.

Payments are due on the first of the month, with a late payment of \$10 added if payment is made after the tenth of the month.

Payments can be made in advance, but there will not be a discount for paying for more months.

We only accept checks, cashier's checks, money order or money gram. No credit cards or online payments will be accepted.

If monthly payments are not made, Lincoln Commons HOA will suspend trash and snow removal services for that address during this time of non-payment. Please make sure to read the bylaws given to you when purchasing your home.