

SHADOW CREEK CONDOS

NEWSLETTER | DECEMBER 2021



Happy Holidays!

Seasons Greetings and warm wishes for a Happy New Year to all Shadow Creek Owners & Residents!

Thank you to everyone for continuing to follow COVID protocols, like wearing masks in our common spaces, to help keep us all healthy

2022 Budget

After additional research and much discussion, the board has determined that a special assessment will not be required in 2022. The 2022 Budget has been approved with a \$40 / month dues increase. HOA dues will be \$590 / month beginning January 1, 2022.

The budget is available on the HOA webpage: <https://www.creeksidecam.com/shadowcreek>
Also on the webpage are other HOA documents, including Rules, Covenants and meeting minutes.

****** SAVE THE DATE ******

Annual Meeting | 2:30 pm - Tuesday January 25, 2022

In a change from previous years, the board has set the Annual Meeting date for January, 2022. Due to the ongoing coronavirus pandemic, we will be holding the meeting online.

Meeting paperwork will be sent to owners in early January and posted on the webpage.

Board Member / Committee Member Opportunities

We are fortunate that so many residents volunteer their time to make Shadow Creek a wonderful community – Thank you!

There will be at least one board position open for election – please contact the HOA President, Bob Wegner, if you are interested in joining our active [HOA board of directors](#).

We are also keen for owners to participate in our [committees](#):

Landscaping * Maintenance * Project Review * Pool * Social

Please contact the [HOA Manager](#) for more information

2022 Projects - Exterior Painting & more

We are planning to proceed with re-painting our buildings in the summer of 2022. This improvement may also involve refreshing the color scheme. All owners will have the opportunity to give their opinions on any potential color changes.

Siding repairs will continue to be completed in conjunction with the painting project.

Looking a couple of years ahead the board will also be considering upgrades to the interior common areas, with the aim of modernizing the appearance of the buildings and maintaining your investments.

315 Landscaping

We are grateful to Joe Zamudio and the landscaping committee for all their efforts this year to improve the landscaping in front of Building 315. A lot was achieved, and the project was completed within budget.

Thanks go to Deane & Phill Corn for replacing the two trees that were removed as part of the sewer line replacement project. Also, to the building residents who contributed to replace one of the trees that did not make it.

Building security

We have been making investments to improve building security, including lighting, cameras and locks. We also need your help to keep the buildings secure:

Doors to the exterior should always be kept closed. *If a door needs to be kept open for a period of time, someone must be present to monitor it.*

Please report any suspicious behavior on our property to the Boulder Police (303) 441-3333.

Limited Common Elements – owner maintenance requirements

Maintaining HOA property and facilities is a priority for the board, and we have primary responsibility for this oversight. However, certain maintenance items are the specific responsibility of individual owners – including exterior windows, balconies/porches and decks – and the board encourages owners to be proactive in taking care of these items. Maintenance responsibilities are detailed further in our HOA [covenants](#).

HOA Policy updates – Homeowner feedback requested

Board members have put many hours into updating the pet policy and also into developing a policy for electric vehicles at Shadow Creek. Before being formally adopted the board is requesting input from owners. *Please take a few moments to review these policies, which will be distributed by email, and share your thoughts. We appreciate your input!*

How do you know that you are adequately insured for your Condo?

The board encourages all owners to review their homeowner insurance coverage with their respective insurance agent. The association master policy does not cover homeowner upgrades to the interior of your condo or porches. The HOA [covenants](#) and [master policy](#) are available on the HOA webpage:

www.creeksidecam.com/shadowcreek