

ROLLINS RANCH

HOA NEWSLETTER

HOA Website www.rollinsranchhoa.com

In an effort to lead the HOA in a transparent and unified approach the HOA has created an HOA website. Go to www.rollinsranchhoa.com to find all HOA governing documents, schedule of fines, contact information for the management company, submit questions and minutes for all HOA meetings.

HOA inspections

All HOA lots were recently inspected by a third party. The inspector focused on the following: approved mailboxes, front yards completed, trees, garbage and weeds in empty lots, trailers. Homeowners whose homes and lots are in violation to HOA will receive a warning letter and fine (if not corrected in a timely manner). Please go online to find a copy of the covenants and a schedule of fines.

Empty Lots

Homeowners of empty lots are required to maintain their lots so that they do not become a nuisance. Please mow down the weeds on the park strip as well as on the lot if needed and make sure the sidewalk is clear.

AutoPay

Homeowners have the option to enroll in AutoPay. When you enroll in AutoPay the monthly HOA dues are transferred on the 20th of each month. Download an AutoPay enrollment form online.

Yards

The HOA covenants state that *"if a certificate of occupancy is issued between September 1 and March 31, all landscaping must be completed no later than the following July 1. If the certificate of occupancy is issued between April 1 and August 31, all landscaping must be completed within 60 days of the certificate of occupancy"*.

Change to Park Strip Trees Size

The HOA board recently changes the HOA Master Tree Plan. Please go online to download the updated Master Tree Plan. It now reads, "All park strip trees are to be 1.25" caliper or larger at the time of planting". The HOA board hopes that this change will help homeowners find, buy and plant approved trees easier. The varieties of approved trees have not changed. The architectural committee will not release the bond on the property until the home meets the tree requirement.

Your Thoughts on Parking Invited

The HOA seeks your input in clarifying covenant "10.32 Parking". Please go online to rollinsranchhoa.com and share your thoughts through the online poll. This poll is regarding the parking of trailers, rvs, boats, etc.

Reminders

- **SLOW DOWN!!** Please enter and exit the HOA by observing all speed limits. The Sherriff's office has been contacted by several homeowners and they are increasing their patrols in the HOA.
- No playing in the pond or waterfall.
- Parents, please visit with your children concerning road safety.
- Gravel is not allowed in the park strips.
- Clean up after your dog in the common areas and the neighborhood.

Thank you for helping make Rollins Ranch a great place to live.