

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.

Annual Meeting

The HOA annual meeting will be held on Tuesday, October 21st at 7:00 pm at the Mountain Green Fire Department building on Old Highway Road. All homeowners are invited to attend. The agenda will include a review of HOA financial statements, voting of new board members, report of HOA actions and future projects as well as the opportunity for you to ask questions and share thoughts and comments.

Parking Rules and Regulations

The HOA board received over 55 responses via the HOA website regarding the parking of rvs, and trailers. In addition to this, over 20 residents attended the HOA board meeting to voice their thoughts. There was an overwhelming number of homeowners who want to be able to park a rv or trailer on their property. As was decided in the meeting, the HOA board is formulating a "Rules and Regulations" document for parking as allowed in the HOA covenants (10.32). This will be presented at the annual meeting, posted to the website and emailed to all residents as soon as it is approved by the HOA board. Email the manager your email address if you have never received any HOA emails from the manager.

Empty Lots

All homeowners of empty lots were sent a letter requiring them to maintain their lots so that they do not become a nuisance. Lots not mowed by the homeowner were mowed by a 3rd party and charged to the homeowner as stated in the letter.

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.

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.
- No motorized vehicles on HOA trails!
- Clean up after your dog in the common areas and the neighborhood.

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