

**Meadowdale Hills**

**Property Owners Association**

**Annual Meeting Notice and Newsletter 2023**

\*\*\*NEW DATE, TIME, PLACE, AND CONCEPT FOR OUR

2023 ANNUAL MEETING!\*\*\*

**MHPOA’s Annual Meeting will be on**

**Friday, June 30, 2023 at 4:00p**

**At the Christian Church of Estes Park at 4655 Highway 36**

**(may be accessed via Forgotten Way)**

The MHPOA voted to change the date for our 2023 Annual Meeting as a result of difficulties getting a quorum for the “usual date.”

The Annual Meeting will held on Friday, June 30, 2023 at the Christian Church of Estes Park, located at 4655 US Highway 36, at the end of Forgotten Way.  The meeting will begin at 4pm.  For those who cannot attend in person, there will be a link to join virtually via Zoom.

**We will be hosting an ICE CREAM SOCIAL!**  The HOA will provide ice cream, cones, ice cream toppings, lemonade, and water.  In our traditional pot-luck style, Homeowners are welcome to contribute desserts or other “afternoon munchies” to share with the group.

We need your **RSVP to  mhpoasecy@gmail.com by June 26, 2023, letting us know whether:**

* You will be attending IN PERSON and how many from your property will be attending (so we know how much ice cream to buy)
* You will be attending VIA ZOOM (so we can send you a link), or
* You will NOT BE ATTENDING

Thank you in advance for your help with this!

**Reminder about 2023 Annual Assessments**

Your $150 per lot 2023 annual assessment was due on January 1 2023. To be eligible to vote at the annual meeting and for covenant revisions you must be current on your assessments.

If you have not yet paid your 2023 assessment, please send a check to:

**100 Meadowview Dr Estes Park, CO 80517.**

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**2024 Budget**

Our annual assessments are based on the budget, which is developed by your Board of Directors based on anticipated costs. Because of the 2021 change in our fiscal year (Jan- Dec as opposed to Sep-Aug), a draft 2023 budget was approved at our 2022 annual meeting. The membership voted on the 2023 final budget on November 9, 2022.  The 2024 budget approval process will have to be moved to November 2023 in other to capture most of the current year actuals and thus establish a more realistic budget.  The membership will be asked to approve moving the budget approval process to Oct-Nov of the current year.

 Assessments are due January 1st for the current year.  The Secretary/Treasurer sends out “Assessment Due” notices ONLY to homeowners who have not paid by the end of November or the beginning of December.

**Estes Valley Fire Protection District Property Assessment Program for Fire Mitigation**

Did you know that the Estes Valley Fire Protection District offers free property assessments to ensure all property owners have defensible space against wildfire?

To set up your assessment email:

wkeller@estesvalleyfire.org

**Reminder: Slash Grind-up in June and Fire Mitigation**

Fire is a very real threat for our community, as we all know.  It is important to remember that our annual slash pick up is imperative to our fire mitigation efforts - helping to keep our community safe.

Our annual slash grind up is scheduled for June. Please have the slash created by your fire mitigation efforts brought to the association road **(not your driveway)** in front of your house by no later than **June 15th.**

Please remember:  **Slash CANNOT include any of the following** (as the chipping machine cannot “swallow” these items):

* **Anything larger than 6 inches in diameter,**
* Pine needles or pine cones,
* Trash, rocks or any construction waste.

Tony of Summit Forestry requests that we pile the slash

with the largest end facing the road to help with feeding the chipper.

In past years, residents have taken advantage of Summit Forestry

being in the area to get bids on residential tree trimming/removal.

Tony’s cell is 970-481-0814.

***The Estes Valley is under severe fire restrictions.  Visit:*** [***https://www.estesvalleyfire.org/fire-restrictions-bans***](https://www.estesvalleyfire.org/fire-restrictions-bans)

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***Spring is the Time to Pick those Weeds***

Noxious weeds are everywhere in Larimer County and it is the responsibility of each property owner in Meadowdale Hills to do their part to help stop them from spreading. Please make sure you are pulling up that sheet grass and those thistles before they go to bloom!

We appreciate your assistance in helping keep our community weed-free! For more information on what is a noxious weed please visit:

https://www.larimer.org/naturalresources/weeds

Note: Estes Park does host free drop off of weeds throughout the summer! Check EP News for dates. Most years, the first weed drop off is in June!

***Roadwork and Speed Limit is 15 mph!***

Road work by Larimer County typically occurs in late August. The County (not the MHPOA) sets the schedule for road work based on County-established priorities such as which roads/communities in the County have been most impacted by flooding, snow melt, and other wear and tear.  As a reminder, a portion of your yearly assessment goes into maintaining our roads but a majority comes from your tax dollars.

Each year representatives of the GID (General Improvement District) Board and the Advisory Board (which includes representatives from Meadowdale Hills) work together on a plan of action for roadwork that will best utilize available funds depending on the conditions of the roads around our community.

Ways you can help to ensure our fragile roads stay in good condition are by *slowing down* while riding in cars and ATVS – the speed limit in MHPOA is 15 mph - and by keeping your culverts clear of debris.

Note: The GID is a separate entity from the MHPOA.  Some members of the community serve on the GID’s Advisory Board, which is important representation for our community and our community’s roads, but the GID is not a part of the MHPOA.  The MHPOA Board and members do not patrol our public roads. If there is an issue with speed or other road/driving related concerns, you are encouraged to call the Sheriff’s Dept.

If you have concerns on road maintenance, please make sure you are contacting the GID Board at **gid.mhpoa80517@gmail.com**  Visit our website to find our more about the GID and even how you could apply with the County to become part of the volunteer Advisory Board.

***Home Construction and Home Improvements* *in MHPOA***

As a reminder, all new and existing home

construction projects must be approved by the Architectural Control Committee prior to commencement of your project.

Homeowners must also comply with all Larimer County and state regulations.

Plans and questions concerning your project can be directed to the ACC at:

acc.mhpoa80517@gmail.com

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**Trying to get a hold of the MHPOA Board of Directors? Here is how:**

**President: president.mhpoa80517@gmail.com**

**Vice President: vpresident.mhpoa80517@gmail.com**

**Treasurer: treasurer.mhpoa80517@gmail.com**

**GID Advisory Board (roads): gid.mhpoa80517@gmail.com**

**Architecture Control Committee: acc.mhpoa80517@gmail.com**

**Secretary (miscellaneous inquiries): mhpoasecy@gmail.com**

***Inquiring minds want to know…***

People often wonder if it’s worth coming to the annual meeting on a beautiful summer weekend.

Here are a few hopefully-motivating reasons why it is indeed worth it:

We elect your Board of Directors at the annual meeting.

You can express your thoughts on the expenses/budget and your opinions about any covenant revisions being worked on.

You can express your opinion on other matters of importance to you!

You get updates on what is going on in the Association and on topics of importance to our life together.

You can meet your neighbors.

**So come join us!**

Friday June 30 at the Christian Church of Estes Park @ 4p

Please RSVP to:  mhpoasecy@gmail.com by June 26, 2023 and let us know whether you will be attending in person or via Zoom so we can send zoom link

**Board Members Needed**

***As a Board of Directors, we are always looking for owners to take an active role in our community by joining the MHPOA Board.***

***This gives you an opportunity to help direct the future of our community.***

***If you are interested in serving on the board as a member-at-large or serving in an elected position, please contact our president at* president.mhpoa80517@gmail.com *or our secretary at* mhpoasecy@gmail.com**

**Can we reach you in case of emergency?**

Be sure we have your email address and cell phone numbers!

Send them to: mhpoasecy@gmail.com

As allowed by our MHPOA By-Laws, unless otherwise required by law, the MHPOA Board communicates to you via email (unless you have specifically asked for and been granted an exception).  Please remember to keep your email address updated with the MHPOA Secretary!  Thank you.