

Cima Vista HOA Newsletter

March 2022

Gate Maintenance



This last year has seen our gates down for repair more than working. It's not something any of us were happy to see but we want to assure you that your HOA Board Members are hard at work getting the issues resolved.

We actually had to replace a whole gate motor and repeatedly replace a gate arm at a cost of approx. \$10,000. We also had someone ram the gates causing significant damage that had to be fixed. Parts and labor were slow as is common in these days of Covid.

We are currently getting bids out to replace the keypad entry system. We are looking at new and improved wireless options and a newer internet system as well. After this upgrade the gates should be back up and running for a while! (fingers crossed)

With an annual budget of only \$3,000 for the expense of maintaining the gates we are trying to keep the cost down so that we don't need to raise the dues to help cover our ageing system.

We thank you for your patience and understanding while the front entrance gates are brought up to working order and once again provide our community with the restricted access.

*Help the earth, Help
our community!*

It's no surprise that Colorado is currently in a drought. In fact we had the driest January on record in 128 years! With that of course comes the need for water conservation. The Cima Vista Community is no exception.

We have been struggling with water usage rates in our community for some time. This has caused some pretty hefty utility bills and many conversations with Colorado Springs Utilities (CSU) on what we can do.

CSU is providing our community with water conservation kits that include aerators for sinks and new shower heads to help in our efforts!! We highly encourage and ask all homeowners to pick up a kit at;

CSU's Conservation &
Environmental Center

2855 Mesa Rd Colorado
Springs, CO 80904
(719) 448-4800.

We also request that as your old appliances wear out please replace them with energy efficient models.

**Please do your part in helping us keep our water
consumption down and our HOA dues reasonable.**

Winter Reminder

Let it Snow

Even though we are in a drought we do occasionally still get some snow. In February we had 3 snow showers. So, we just wanted to remind you of our snow policies. Per our rules and regulations (easily accessible on our website; cimavistacoa.com) in section 10, the Association shall contract with a grounds maintenance service to provide snow removal within the community, as follows:

a. Owners shall be responsible for managing, with reasonable care, the sidewalk and sidewalk entrance adjacent to their condominium when the accumulation is less than 4 inches. Front porches are the responsibility of the owner.

b. Within a reasonable time the maintenance service shall clear a pathway on all sidewalks and driveways when there is a total accumulation of more than 4 inches; complete clearing of sidewalks and entryways shall be completed within 24 hours of the end of the storm. However, if your vehicle is parked in the driveway, snow will not be removed.

c. Streets within the community shall be plowed at the end of storms according to a size to be determined by the Board (currently 3 inches). Snow removal shall be completed to the best of the ability of the subcontractor subject to the interference of vehicles parked within the complex.



Be a responsible pet owner.

Annual pet registration deadline has come and gone. If you did not register your pet you are subject to fines. Last headcount in the community was approx. 35 dogs!! Only 3 registered! (Service animals need to register but are not subject to fees)

We love our furry friends but ask that all owners are responsible and clean up after their animals in the complex. It is very expensive to pay for poop scoop services and this means all owners pay for it in the HOA dues. Please help keep us clean.