



The Cherokee Park HOA Newsletter

May 2015

Greetings from the Cherokee Park Board of Directors and Management! Please take a few minutes to read the latest updates about your Community!

Z & R Property Management: As your property managers, Z & R implements all of the Board's decisions and handles Covenant enforcement, dues payments and much more. Any Association questions can be forwarded to Z & R at (719) 594-0506. Any homeowner who has a problem, comment or suggestion is asked to submit a letter to Z & R for proper follow-up and Board review. The address for correspondence is 6015 Lehman Drive, Suite 205, Colorado Springs, CO 80918. Emails can be sent to Kerry@zandrmgmt.com and faxes can be sent to (719) 594-0473, or you can send correspondence via the HOA website mentioned below.

Window Air Conditioners: GOOD NEWS !! After considering much feedback from residents, your Board of Directors has decided to allow window air conditioners for all residents. Please visit the HOA website to review the new rule at www.cherokeeparkhoa.com. If you would like a hard copy of the rule please contact your property manager. Stay cool my friends.

Doggy Doo: One way you can help the overall look of the property is to pick up after your dog. In fact it's a Rules violation to leave your dog's feces on the grounds, and even to allow your dog to be out off-leash. This is a difficult violation to prosecute, since the culprit needs to be caught in the act, so PLEASE if you witness a pet violation, contact your Property Manager immediately so we can enforce this Rule.

Satellite Dishes and Cable TV: Please remember that you need written approval to have either of these services installed in your unit. The request is easy, just contact your Property Manager in writing and an approval letter will be sent to you, explaining the approved installation locations and methods. Remember, if we see a dish mounted in an unapproved place, you will be compelled to move it at your own cost. Your money goes to maintaining the exterior of the buildings, and improper installation practices compromise the structures.

Association Covenant Violations: If you witness a violation, please report it to Z & R by documenting what you see in writing, signing the letter and mailing it to Z&R Property Management. Faxes or emails are also perfectly acceptable. **Anonymous complaints cannot be acted upon, please include your name and address in any complaints, it will not be divulged.**

Dumpster Etiquette: PLEASE make sure your trash actually goes in the DUMPSTER, and not just in the enclosure. The HOA (which means YOU) has to pay extra to have all the trash picked up that does not make it into the dumpster itself. The off target trash also has a tendency to get blown around by the wind and will end up by your front door. A little dumpster accuracy by everyone will really help keep the property looking clean. Also, please do not place large items, or furniture in the dumpster enclosures. Contact your property manager to make arrangements for removal. Televisions and other electronics will not be picked up by the trash company at all.

Patios and Windows: Please remember that all window drapes/blinds etc. must be white in color when viewed from the outside. When replacing entire windows (including the frame) you need written approval. The only approved color is either Bronze or White and in that order of preference. The only acceptable items allowed on your patio are patio furniture, a barbecue grill and a reasonable firewood pile (kept at least 2 inches from the stucco walls). All other items must be stored inside your unit or in your shed. This really helps maintain a uniform look to the property.

Vehicles: All vehicles parked on the property must have a current registration and be in good working order. Please do not drip oil or other fluids on the blacktop, or (you guessed it) it will be cleaned up and paid for out of your dues. Also, no vehicle repairs are allowed on property grounds, and RVs as well as larger than ¾ ton trucks are not allowed. Motorcycles are to be parked in designated parking spots only, not on sidewalks or other areas.

Kids these days: Please do not allow your little ones to climb trees, break off tree branches or move around the landscaping rocks. A little supervision goes a long way, especially when they get out of school for the summer.

Maintenance Responsibilities: Please remember that unit owners are responsible for the repair, maintenance and replacement of exterior doors (frames and hardware included) windows, front and back exterior light fixtures and globes, and exterior door bell ringers. If you have any requests for other maintenance to the exterior of your unit, please contact your Property Manager.

Parking: When parking in Cul-de Sacs, please park parallel to the curb instead of with the front of the vehicle against the curb. This will allow easier and safer access for other vehicles and also help drivers to see pedestrians (maybe children!).

Thanks for reading our newsletter and for your cooperation! Let's all have a great summer and thanks for your help in keeping Cherokee Park a great place to live!

