

# *Cedar Springs Improvement Association*

*P.O. Box 8, Drake, CO 80515*

## **BASIC INFORMATION**

**about your HOA in easy to understand language**

### **Contact Information:**

Correspondence and yearly fee assessment payments can be made to –

*Cedar Springs Improvement Association*

*PO Box 8*

*Drake, Colorado 80515*

*Cedarsprings08@q.com*

News, updates, changes and legal documents can be found at:

*www.cedarSpringsImprovement.com*

### **Officers:**

*President – cedarsprings01@gmail.com*

*Vice-President – cedarsprings02@gmail.com*

*Secretary – cedarsprings03@gmail.com*

*Treasure – cedarsprings08@q.com*

### **ANNUAL ASSESMENT OF FEES:**

Cedar Springs Improvement Association's current yearly fees are \$225.00 per parcel and are due before January 1 each year for the upcoming year.

Payments should be made to the above address.

### **Billing:**

No regular monthly billing will ordinarily be mailed. It becomes the responsibility of the parcel owner to submit yearly assessments before the due date of January 1 each year.

### **Late Payment Policy:**

- Beginning January 1, 2009 a penalty in the amount of \$25.00 will be incurred for nonpayment or late payment.
- Beginning January 1, 2009 interest charges in the amount of 18% per annum will be assessed on all past-due accounts and collection procedures will be started.
- To avoid a late payment penalty and interest charges your payment must be received by midnight December 31 each year.
- It is the responsibility of the parcel owner to pay all fees incurred by collection efforts.
- Collection efforts may include lawsuits, liens and/or foreclosure.

A complete legal version of this condensed document can be found on the Cedar Springs Improvement Association web-site.

### **What does my money pay for?**

The bulk of all HOA expenditures are spent on road maintenance. Regular improvements and maintenance are conducted two times each year, once in early spring after the end of normal snowfall and again in the fall before regular snowfall returns. In addition to road base maintenance, snow removal and emergency maintenance is also performed. Cost of maintenance for the common access road is divided equally between Cedar Springs Improvement Association and Cedar Park Road Maintenance Corporation with our budget determined by Cedar Park's annual budget allotment. Additional, left-over funds are spent largely on maintaining the roads located within the boundaries of our own sub-division. We call them "interior roads." A very small proportion of the yearly budget is spent on administrative costs and unforeseen emergencies; for example, dam repair, landslides, etc. Cedar Springs Improvement Association is a not-for-profit organization that operates on a year-to-year budget. There are no profits and few reserve funds remaining at the end of each budget year. In simple language – your money is mostly spent on the roads until there is no more money left to spend. Elected officers are volunteers and are not paid a salary. A small stipend is provided that only partially offsets actual expenses.

### **Why can't we get state and county funds, charge a toll or pay for our roads through other innovative methods?**

These questions are asked by nearly every new resident to the Storm Mountain communities. The sub-division roads are private, and outside agencies have no jurisdiction over them and no obligation towards them. The Storm Mountain access road is a Forest Service access road. Long before the current residents lived on Storm Mountain our predecessors made binding legal agreements with the US Forest Service and Larimer County. This arrangement specifies that the two subdivisions are allowed to exist and develop providing that the county and the forest service have no obligation toward road maintenance. The county and forest service have been approached numerous times throughout subsequent years about helping with road maintenance. Every time reference is made to the still binding agreement and funds are refused. The county would accept maintenance of the road if it were brought to county standards. Surveys have determined that it would cost several million dollars to bring only the two miles of road from Glen Haven Road to the "T" to county standards. Also, no restrictions can be placed on forest service access. This eliminates possibility for toll collection, gates and other similar tactics.

### **Questions or comments:**

Please feel free to contact the association or any of the individual officers with any questions or comments. Since board members are all volunteers in other professions, please allow sufficient time for a response. Board meetings are conducted monthly for the officiating board members. General constituency meetings where all parcel owners are urged to attend and participate are conducted semi-annually (a winter session and a summer session) with time and place announced significantly in advance through a newsletter mailer sent to the current address listed for each parcel member. Please keep the HOA notified of any changes in status of ownership or contact information.

We are proud of our mountain community. Thank you for your dedication to keeping it clean, safe, friendly and productive.

Updated July 2011