

# The Village at Springs Ranch Condominiums Homeowner's Association

January—March 2022



Welcome to Your  
Neighbor to Neighbor Newsletter

Managed by RowCal—Email: [careteam@rowcal.com](mailto:careteam@rowcal.com)—Phone: (719) 471-1703  
3720 Sinton Rd., Suite 200, Colorado Springs, CO 80907

## What's going on around our community...

- **Clubhouse & Gym:** the Gym (fitness room) is open 7 a.m. to 10 p.m. Please remember to sanitize surfaces after your use and that you use at your own risk.
- **Step Repair/Replacement:** This ongoing priority project is almost complete, however, if you see a problem, don't hesitate to contact the Rowcal Care Team.
- **Stucco & Sidewalk Repairs:** Repairs will be scheduled starting in Spring 2022.
- **Dues Increases:** Nobody likes a dues (fees) increase. Duh! So **How are HOA Dues Determined?** *(The following is borrowed from an article by Kuester Management Group SC) "It is up to the board of directors to set annual HOA fees. They look at the overall operating expenses of the community—things like utilities, vendor services, overhead costs, maintenance, insurance, etc.—as well as contributions to the reserve fund. Once they have a total cost they divide it up among all the homeowners, board members included..." "...It can be beneficial in the long run to have a slightly higher fee increase one year in order to keep dues more stable for the next few years. It can also allow for more fully funded reserves to cover major and long-term projects...Fees often go toward more than is realized."*
- Here at the Village, we enjoyed having no basic fee increases for several years. Then came the economic roller coasters of 2020 and 2021. Maybe if we had had small increases in prior years, this year's 15% could have been lower. And then again, maybe not. In any case, we must all face the reality of higher utility, labor and materials cost.
- **Why do we care how many units are rentals?** The number of rental units can affect our community insurance rates and some mortgage approvals which in turn can affect our investment marketability.

## What's coming up?... A call for Board member volunteers!

**Why not join** in working with our management company on this **community of 242 owners** to become part of the solution, especially if you think there's currently a problem.

Positions open include: Secretary, committees and at large members to address and help with maintenance liaison, amenities liaison, community engagement, policy & governing document review for updating...

The job is to **maintain and preserve the common grounds and exteriors** of 75 buildings including the clubhouse and pool, mail kiosk, trash bin enclosures, numerous sidewalks and stairways, 323 carports and garages, uncovered parking areas, 3 streets & 2 gated vehicle entryways.

Oh, then there is the oversight needed for financial records and budgets, & to maintain insurance, policies and violations, contracts, and compliance with various city, utility and state regulations, plus our own governing covenants and bylaws.

To do all this requires more Board members dedicated to the well being of the **entire community**. It doesn't have to be a major commitment of time **if there are more owners willing to volunteer** and share the responsibility. Please Email: [bodvsrhoa@gmail.com](mailto:bodvsrhoa@gmail.com) or [careteam@rowcal.com](mailto:careteam@rowcal.com) and ask for a "Board of Director Candidate's Application,"

## DRYER VENTS

Don't forget your semi-annual **Dryer Vent Cleaning**. Use the vendor of your choice & be sure to notify when completed.

Or for a flat rate of \$75 contact [service.co@rowcal.com](mailto:service.co@rowcal.com).

Failure to clean regularly is a **fire hazard** to both you and your neighbors.

## Let's Talk More Trash...



- What is still wrong with this picture? Items such as sofas, chests, tables & mattresses should be disposed of by the owner or resident.

**Why? Waste Management trucks only empty the bins.** The cost to dispose of outsize pieces is borne by your HOA and ultimately charged to Owners.

- **What Is Okay?** Household trash & debris in bags and flattened boxes placed inside the dumpsters.



**Enjoy your pets but,  
"Please, Please, Pick Up  
After Your Pooch!"**

## Your HOA website has a new look—but still has all of your important information at the click of a button.

- **Go to: [www.rowcal.com](http://www.rowcal.com)**, click on "homeowner login" (upper right). There you can sign in, or create an account, and you'll find all sorts of information such as your own account details &
- Governing documents such as Covenants, By-laws, Policies, plus, Minutes of Board Meetings, Financial Statements, Insurance, & Reserve Study, Annual Budgets, and Newsletters.
- ACC (Architectural Change Control) requests
- Rules & policies for Gym, Clubhouse, Pool, Parking, Pets, etc.
- An easy-to-use form for contacting the RowCal Care Team if you have a community-wide concern, need repairs, or to register your email to receive important notices.
- Note that if you see something suspicious, such as "porch pirates" or other illegal activity, call the local police. The HOA has no authority to act as any kind of law enforcement.
- To contact the HOA directly you may email: [bodvsrhoa@gmail.com](mailto:bodvsrhoa@gmail.com).

## THE SIX PHASES OF A PROJECT...

1. ENTHUSIASM
2. DISILLLUSIONMENT
3. PANIC
4. SEARCH FOR THE GUILTY
5. PUNISHMENT OF THE INNOCENT
6. PRAISE & HONORS FOR THE NON PARTICIPANTS

## Do you have an issue? Do you see something that needs fixing?

Contact:  **RowCal**

Email: [careteam@rowcal.com](mailto:careteam@rowcal.com)

**Mon.-Thurs. 8-5, Fri. 9-12**

**In case of emergency call (719) 471-1703**

*(Non-emergency weekend calls or emails should receive replies the following business day.)*