



**Meadowdale Hills
Property Owners Association
Annual Meeting Notice and
Newsletter 2024**

**MHPOA's Annual Meeting will be on
Friday, July 19, 2024
At the Christian Church of Estes Park at 4655 Highway 36
(may be accessed via Forgotten Way)**

The Annual Meeting will be held on Friday, July 19, 2024 at the Christian Church of Estes Park, located at 4655 US Highway 36, at the end of Forgotten Way. We will have an ice cream social at 5:30pm and the annual meeting will begin at 6:30pm. For those who cannot attend in person, there will be a link to join virtually via Zoom.

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 July 17, 2024, 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 2024 Annual Assessments

Your \$150 per lot 2024 annual assessment was due on January 1, 2024. To be eligible to vote at the annual meeting you must be current on your assessments.

2025 Budget

Our annual assessments are based on the budget, which is developed by your Board of Directors based on anticipated costs. Our by-laws state that the annual budget is to be presented to the membership at the annual meeting. Because our fiscal year is Jan-Dec, the 2025 budget will not be adopted until October-November 2024 at which time a membership zoom meeting will be held to present the 2025 budget to the membership. This allows for most of the current year actuals and thus establish a more realistic budget.

Assessments are due January 1st for the current year. The Secretary/Treasurer sends out "Assessment Due" notices by the end of November or the beginning of December.

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 17th**.

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.

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

THIS IS BEAR COUNTRY, NEIGHBOR!

Please store your trash in a bear proof container and put out your trash the day of pickup.

Once a bear gets into your trash, they will return over and over again, trying to find a meal in your yard! They may even get curious about the house in that yard!

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 out 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

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!

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

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 July 19th at the Christian Church of Estes Park @ 5:30p

Please RSVP to: mhpoasecy@gmail.com by July 17, 2024, and let us know whether you will be attending in person or via Zoom so we can send zoom link

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.