

Pheasant Creek HOA January 2021 Newsletter

Residents...Happy New Year from the Board of Directors!

Pheasant Creek Board of Directors Meeting

Pheasant Creek Board of Directors Meeting
Time: Jan 28, 2021 6:00 PM Mountain Time
(US & Canada)

Join from PC, Mac, Linux, iOS or
Android: <https://meetings.ringcentral.com/j/5975034864>

For the best audio experience, please use
computer audio.

Or iPhone one-tap:
US: +1(720)9027700,,5975034864# (US
Central)

Or Telephone:
US: +1 (720) 9027700 (US Central)

Meeting ID: 597 503 4864

International numbers
available: <https://meetings.ringcentral.com/teleconference>

Capital Projects

Roof project is mostly complete. There are
some small items left to take care of.
Overall, the project went exceptionally
smooth and was completed much faster
than originally planned.

Soon we will be having the juniper bushes
removed from the property. These are

extremely high fire risks. Also, the larger
ones in front of windows are security risks.

We will look at bush replacement after the
buildings are painted.

As for trees, we are now entering a
maintenance cycle with our arborist. This
year, all the pine trees will be pruned.

We are currently working to get bids on the
paint, trim and siding. It looks like we would
likely start doing wood and siding prep and
replacement as soon as a vendor is
selected. Then around the end of March we
would like to start painting when weather
allows. Estimated time for painting alone is
about 4 months.

We are also looking at what can be done
regarding the parking lots, including
sidewalks, curbs, and gutters.

Finally, we will need to address mailboxes
sooner than later. We have the information
on their replacement, however the cost of
just purchasing the boxes is about \$100K
and the first bid for replacement was
another \$100K. We will keep getting bids
but due to vandalism and theft, this is far
past time to be done.

Trash

Just a reminder that recycle happens only
every other week. Construction debris,
landscaping debris and large items will not
get picked up unless the owner calls and
pays for the pickup. If there are large items
left out, Hammersmith will have them
picked up and bill the owners.

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Trash cans and recycle cans/bins cannot be stored in common areas including on or behind front stairs, the sides of buildings, or between/outside of back yard fences.

Parking

Please be courteous of all your neighbors. There is a three-car limit per unit. These cars must all be regular use vehicles. No storage of vehicles or disabled vehicles. No campers including camper/sprinter vans. No flatbed trucks or dually's of any kind.

Water

The water bill for the property is extremely high. Please work to conserve water as much as possible.