



FORREST GROVES ESTATES Homeowner's Hotline

Published by the Forrest Groves Estates Homeowner's Association
2nd Quarter (April, May, June) 2024

MARK YOUR CALENDAR...

April Board Meeting
Wednesday, April 17, 2024 7:00 pm Zoom
May Board Meeting
Wednesday, May 15, 2024 7:00 pm Zoom
Spring Work Day
Saturday May 18th & Sunday May 19th
June Board Meeting
Wednesday, June 19, 2024 7:00 pm Zoom

FGE Board Members

President: Andy Arnold
1st VP – Water and Sewer: Dave Kasper
2nd VP – Roads, Trash, and Recycling: Jen Redfern
Treasurer: Beth Gordon
Secretary: Jenn Mack

FGEHA BOARD UPDATES

- Board meetings are scheduled for the 3rd Wednesday of the month from 7:00 pm - 8:00 pm MST via Zoom. Agenda will be sent out via email a week before the meeting.
- To contact the Board, please email fgehoa@gmail.com. Messages will be forwarded to the appropriate Board member(s) for responses.
- If you have not done so, please register yourself on The Forrest Groves Member Directory via our website at <https://www.fgeha.com>. Providing this information will insure the Board's ability to reach you when necessary and to implement e-delivery of assessment billings, email blasts and other documents in a secure manner. Doing so will also save the Association \$600-\$750 annually in postage and handling costs. Your name and contact info is only open to others in Forrest Groves who have joined.
- The FGEHA board will have three openings that will begin this summer. Time commitment can vary from a couple hours a month to hands-on time when there are sewer or water issues. Please consider either serving on the board, becoming a snowplow driver or just pitching in and helping when there is a problem. Any Member in good standing may nominate himself or herself or another qualified Member to be on the Board by submitting the name in writing or by email to the board no later than May 15th.
- Please consider taking part in our Spring Work Day that is scheduled to occur on the weekend of May 18th-May 19th. We were not able to have our Fall Clean-Up Day last year, so now is a good time to clean up debris and clear potential fire hazards before summer arrives! We are planning on having a dumpster and chipper to process cuttings. Keep an eye out for additional details in the upcoming agendas/email blasts or website.
- **SPEED LIMIT: 10 m.p.h. – This applies to EVERYONE. Rental Owners and Short-Term Rental owners are responsible for informing renters & their rental agents of this requirement and posting that information in the rental home.**

POLICY/RULE PROJECT UPDATE

The board has made substantial progress in updating three key FGEHA Policies and their related Rules to comply with revised and new Colorado laws governing Common Interest Communities, like Forrest Groves. The Board adopted revised:

- Policy 7, PROCEDURES FOR COVENANT AND RULE ENFORCEMENT on February 20th
- Policy 8, COLLECTION OF UNPAID ASSESSMENTS, FINES AND FEES on March 20th
- Policy 13, SHORT-TERM RENTAL POLICY on March 20th

There are many changes in these from the previous version of the Policies and Rules. Most are minor procedure changes and some are significant.

The significant changes include:

- Policy 7 and Policy 8 are now compliant with Colorado's Department of Regulatory Agencies (DORA) regulations.
- Policy 13 has been revised to significantly simplify FGEHOA reporting when operating an authorized short term rental in Forrest Groves,
- Policy 13 and Rule 4.1 now defines the fees associated with operating an authorized Short Term Rental and the process of managing the Short Term Rental business in Forrest Groves.
- Policy 8 standardized that all Assessments are now due monthly for all Members, not quarterly. This is an accounting change required to calculate late fees in accordance with DORA regulations. Any member can still prepay their Assessments in advance for as many months they choose to do so.
- Policy 8 sets the required procedures that the Association must follow when managing delinquent Member accounts.

The Board thanks all the Members that provided their input during the development of these revised Policies and Rules. These Policies and Rules will be posted on the website as shortly after the related Rules have been approved by the Board at the April 17th Board meeting.

TRASH

- NO Large items or furniture in dumpsters - NO mattresses ever
- Free Area next to dumpsters has a 3 day limit
- Items need to then be removed by the person who left them there

RECYCLING

Thanks for your help keeping recyclable materials out of the landfill.

- **Allowable:** plastic bottles, newspaper, magazines, old mail, and flattened cardboard boxes.
- **Prohibited:** styrofoam and plastic bags. If you collect your recyclables in a plastic bag please empty the bag and toss the plastic bag in the trash.

WINTER IS NOT QUITE OVER YET

- Our roads are still a little icy and slushy in places, especially as you head up Upper High Trails. As the snow has been melting, you may find mud and ruts.
- WINTERIZING YOUR HOME: Sometimes we have a cold snap and this might have an effect on your water and/or sewer system. In order to fix these problems in an efficient, timely manner, your water shut off valve should be marked with a **blue** reflector and your sewer clean out marked with **green** reflector.
- POWER OUTAGES: Power outages can occur during the winter months and can last a while.
 - Our sewer system runs on power, so if power goes out, please **limit flushing** or it will cause our lift stations to back up.
 - Be sure to have some extra water on hand for consumption and toilets.
- FIREPLACE ASHES: Fireplace ashes need to be stored in a metal container and NOT placed on a wooden surface for at least a week before being placed in the dumpster. NO dumpster fires, please.

KUDOS CORNER

Thanks to our great snowplow volunteers (Ryan Brooks, Olin Kane, Michael Rossback and Tim Wheeler) for keeping our roads drivable and safe all winter long! Next time you see them, give all of our volunteers a big thank you for a job well done this season!