



QUARTERLY NEWSLETTER

March 28, 2013

To: The 24 Owners at the Shadow Run Townhome Development

From: Amy, Chris and Doug

Subject: PROTECT OUR PROPERTY VALUES!!!

Neighbors,

So much has been done over the past three years with Doug Gromann as HOA President (see minutes on the website www.hpmgj.com under Shadow Run Townhomes), therefore, a big thanks goes to him. Please plan to attend our business meetings in 2013 as well as determine the timeframe in which you plan to serve as an HOA officer.

Now we enter a new era with property values rebounding and our spring initiative to do all we can to improve the look and feel of the landscaping and grounds. We have secured a "Master Landscaping Plan" following the original landscape blueprints and with the consultation of Ann Barrett at Meadowlark Gardens. This improvement plan contributed to our increase in HOA dues as it is time, after five years, that we get a handle on the landscape design. Be watching for the instruction on the process and procedure as we will be involved in identifying the places in our yards where we have lost plants and also in the selection of plants from the approved plant list.

For now we can protect our property values by:

- Animal Etiquette Respect the leash laws and try to preserve the quality of our lawns by having your pet use the rocks. Most importantly DISPOSE OF PET WASTE PROMPTLY. We had lawns this winter with as much as 17 piles of waste sitting for weeks in the front yard.

- Removing rubbish from decks, patios and driveways (i.e. rugs on railings, mops, newspapers and Xmas trees). This addresses items left out for weeks at a time.
- Vehicle Parking and garbage cans both belong inside the garage. Overnight visitors are welcome to use the park aide and the driveways over the street parking.
- Please respect the Fire Lane
- Owners - If you have a tenant it is your responsibility to manage to the guidelines

Please refer to the Covenants and The List of General Rules for complete standards.

What would you like to see the HOA do that it is not doing now?

Do you have a requisition for repair?

Please contact Lesly Adams at

Heritage Property HOA and Management

970.243.3186