

Revised 11/26/08

Retreat at Rockrimmon Homeowners Association
Welcome to the Neighborhood

Dear New Neighbor,

Welcome to your new home and the Retreat neighborhood. This letter covers some basic information that will make your move easier. Our Welcome Committee Chairperson Mary Jo Greene would like to meet you and acquaint you with the following items. We will ask you for your phone number and email address for our directory, used only by our Property Manager and Board of Directors.

Gate Opener Keycode and Remote — Since this is a vehicular and pedestrian gated community, every homeowner is assigned a gate Keycode. Please call our Property Manager Kristie McKitterick who will assign your Gate Keycode and enter your name and Directory Code at the call box.

The previous owners/residents should have left you their remote gate opener and walk-thru gate keys (both front and back gates use the same key). If you need additional remotes or keys, you can purchase them from our Gate Chairperson Bill Bartlett at cost.

Gate Chairperson Bill Bartlett, Residence: 599-7724.
Property Manager Kristie McKitterick, Office: 593-9811.

Dues — Your Association dues are \$109.00 monthly and are due on the first of each month. Please make your dues checks payable to the “Retreat @ Rockrimmon HOA.” You will receive a coupon book (via mail) soon. Mailing labels are included in the coupon book. You can also authorize Direct Payment of Monthly HOA Dues.

Trash Removal — Our normal trash collection day is Friday. If one of the five major holidays occurs during the week, collection will be on Saturday. The recycle truck picks up every other Friday. For recycle schedule see HOA Web Site. If you are in need of a Trash Tote or Recycle Tubs, contact Waste Management at 632-8877 and they will deliver them to you at no cost.

Maintenance — The HOA provides snow removal from sidewalks and driveways when an accumulation of snow is two inches or greater. Lawn maintenance and care is provided by the HOA as well. If you wish to plant flowers/etc. in pots, it is your responsibility to maintain and water them. The sprinklers are shut off from late October through April. Throughout the winter months, it is advisable to occasionally water your shrubs and trees.

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Pets — Pets are allowed outdoors on your property in a fenced run and must be on a leash when you walk them. All pet waste must be removed and disposed of properly and immediately. Plans to construct a fenced run must be approved by the Architectural Control Committee.

Enclosures — Enclosed with this letter you will find our latest newsletter, a copy of the Retreat Rules and Regulations for our Association, authorization for direct payment of dues, and Resident Gate Operation information.

Web Site — The Association has a web site where you can access newsletters, meeting minutes, and also communicate with the Property Manager and your Board of Directors. To access the Web Site, please go to the URL <http://www.retreathoa.com>.

Contact Information — All questions, concerns or communication regarding Retreat HOA business or activities should be directed to our Property Manager. This includes proposed home improvement projects and changes to the landscape.

The names and phone numbers of our Board members are listed in newsletters as well as on our web site. We will work with you to keep our neighborhood beautiful and safe.

Sincerely,
Your Board of Directors
Retreat at Rockrimmon HOA

Balanced Bookkeeping and Community Association Mgt.
c/o Retreat HOA
P.O. Box 25952
Colorado Springs, CO 80936-5952

Property Manager
Kristie McKitterick
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