

Peaceful Valley Homeowners Association

April 18, 2022

Special HOA Meeting: Restoration Church, Saturday May 21, 2:00 P.M.

Greetings,

The board has been actively planning some events for our community that I would like to convey to the homeowners. We now have our new website <https://pvhoa.net/> available. We invite you to log on and familiarize yourself with the new website.

The first order of business: A neighborhood garage sale is scheduled for June 3-4. Signs will be placed in the area as needed. Also, as has been done in the past, a proposal for 2 dumpsters to be available at the end of Bent Grass and Penn Cross for the time frame of June 17 – 20 for the neighborhood clean up, is being presented. The cost associated with this service is approximately \$1100 - \$1200 and requires a quorum of PVHOA member votes with 51% approval.

Again, as in the past, the dumpsters are to be used by homeowners current on their dues and intended for normal household waste. No hazardous waste, tires, batteries, etc. or tree limbs (to be explained later) are allowed in the dumpsters. Hazardous waste can be taken to the El Paso County Hazardous Waste facility at 3255 Akers Drive, however **an appointment is required** which can be made on their website [Household Hazardous Waste - El Paso County Community Services](#) .

In addition, no tree limbs will be allowed in the dumpsters. This year, in an effort to provide an additional service and to discourage homeowners from depositing their limbs in the dumpsters, the PVHOA Board has recruited a number of homeowners with trailers to volunteer to collect tree limbs--with help from the individual homeowners—and transport them to Rocky Top Disposal, whereby they will be disposed of, and paid for by the PVHOA. If you have tree branches to dispose of, place them at the end of your driveway. **Rocky Top disposal accepts no Juniper or Fitzer branches.** A sign-up sheet will be available for those interested or, if unable to attend the special meeting May 21st, please reply to this e-mail.

The past two years have been a challenge for the PVHOA to get approval of the Amended and Restated Declaration of Covenants, Conditions and Restrictions (Covenants) required to be in compliance with Colorado state law. This was due to complications of COVID-19 and confusion as to the status of the PVHOA in general. As you know, recently a number of homeowners have volunteered and been elected as Directors of the Association thus meeting the requirements stated in the Bylaws. Now that the Board of Directors has been established, the PVHOA is again a viable entity. The Covenants have been rewritten and amended with input from our legal counsel and feedback from the homeowners. These Covenants can be seen at [PROPOSED PVHOA Covenants Conditions Restrictions 03 04 2022.pdf](#). for your review. A hardcopy of the covenants can be provided upon request. As per our legal counsel, 60% of the members of the Association need to approve the proposed covenants to pass and be compliant with state law. Please take the time to review the Covenants on the website and/or plan to attend the May 21st meeting. Ballots (see next page) will be accepted prior to and during the May 21st meeting, or via mail postmarked on or before May 31, 2022.

Sincerely,

Wayne Koester – PVHOA President

Koester2@comcast.net

Peaceful Valley Homeowners Association

Special Ballot

April 14, 2022

(Reminder: If your dues for 2022 in the amount of \$50 have not yet been paid, you are ineligible to vote, You can however, send your dues in with the ballot in order for the vote to be counted.)

Please complete this ballot and make sure it is postmarked on or before May 31, 2022 to:

Rachel Fox - PVHOA Secretary

9545 Poa Annua

Colorado Springs, CO 80925

Or scan and email to: rfox0721@gmail.com

Printed Name: _____

Address: _____

Signature: _____

(Your ballot will not be counted unless a signature is provided.)

Question #1: Do you approve allocation of funds for dumpsters to be provided as noted?

YES

NO

Question #2: Do you approve the Amended and Restated Declaration of Covenants, Conditions and Restrictions (CC&R) of the Peaceful Valley Homeowners Association as indicated on the aforementioned website?

YES

NO