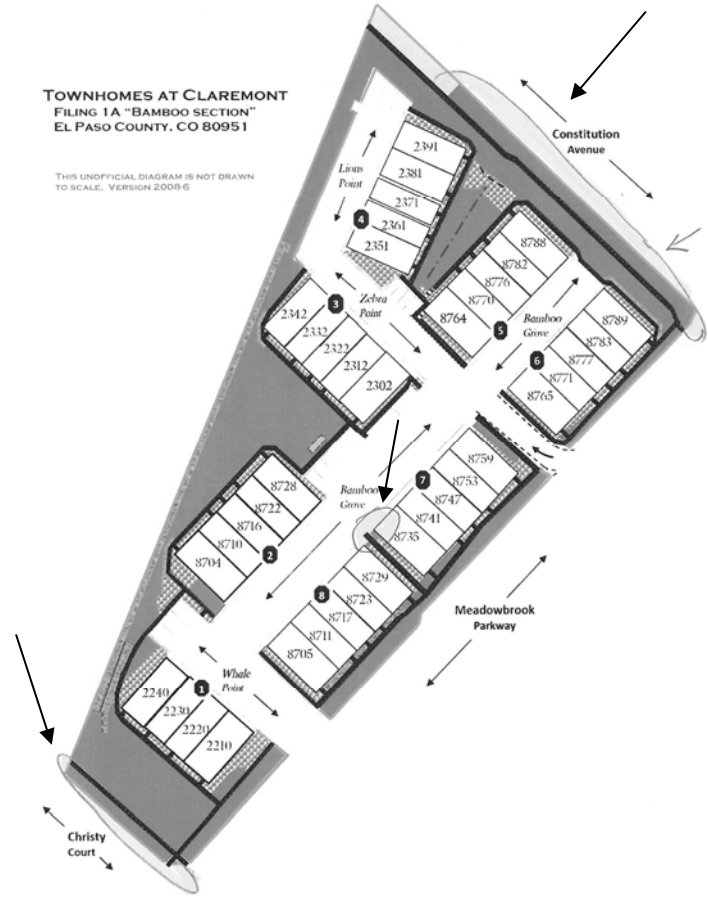


## Xeriscape Landscaping Ideas

Due to the increase in water costs from Cherokee Metro Water District the Board will replace grass areas, indicated with arrows on the maps below, with Xeriscape options, which could include rock, mulch, and native plant life. If you have any ideas or concerns, please come to the board meeting on April 15<sup>th</sup> and voice them.

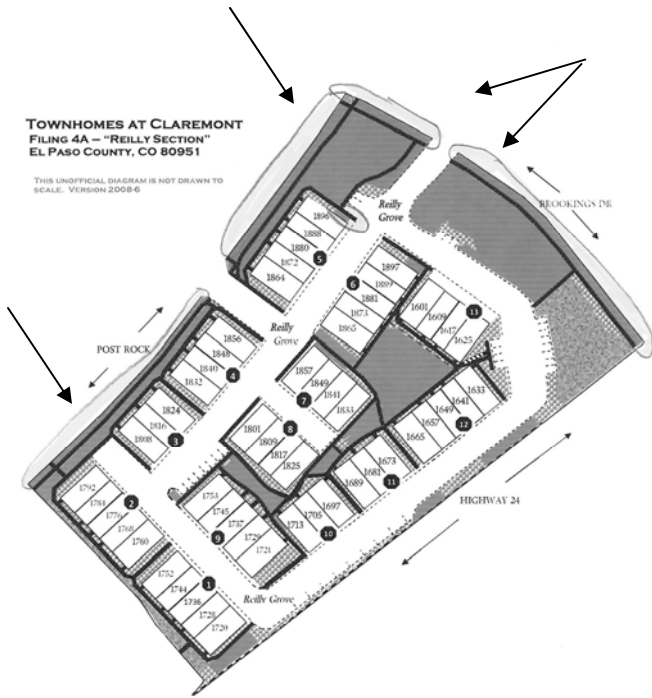
TOWNHOMES AT CLAREMONT  
FILING 1A "BAMBOO SECTION"  
EL PASO COUNTY, CO 80951

THIS UNOFFICIAL DIAGRAM IS NOT DRAWN TO SCALE. VERSION 2008-6



TOWNHOMES AT CLAREMONT  
FILING 4A - "REILLY SECTION"  
EL PASO COUNTY, CO 80951

THIS UNOFFICIAL DIAGRAM IS NOT DRAWN TO SCALE. VERSION 2008-6



## HOA Board Meeting

The Board holds at least four board meetings per year; all homeowners are welcome to attend. Meetings are currently scheduled for the third Thursday of the third month of each calendar quarter, at 7:00 pm. The location rotates between board member homes. Visit our website ([tacho.org](http://tacho.org)) for times and locations. **The next Board meeting is at 7:00 pm, April 15 at 2052 Dewhurst Dr.**



## HOA Insurance Policy



The Board has renewed the Townhomes at Claremont Homeowners Association's Insurance Policy effective March 1, 2010, for one year. Our agent is: American Family Insurance, Mario Aragon, 3510 Galley Road, Ste 102, Colorado Springs CO 80909. The Board selected a slightly higher deductible this year, changing it from \$1000 to \$2500 because this offered a savings in our annual premium. Overall the premium increased approximately 8% over the previous year. Each townhome is insured for replacement value by the Association's insurance policy.

- Claims against the Association's Insurance must be filed through the Association, not directly with the agent.
- For a copy of your insurance certificate, contact American Family at (719) 570-0707 and they will mail you one.

Individual owners and renters must purchase their own insurance for personal belongings and personal liability.

## Trash Day Reminder

Trash day is every Friday, except major holidays. On major holiday-weeks, the pick-up day shifts to Saturday. Totes must be stored inside your garage except on trash day. Sometimes trash tote containers get mixed up after the trash truck goes through the properties. Residents are welcome to label their totes to keep mix-ups to a minimum. A reminder that all refuse must be placed in a tote container that contains a lid that will protect the trash from being blown throughout the community prior to pick up. All additional refuse in excess of that which fits within the designated container will be the sole responsibility of the resident or owner for removal and will not be charged to the Association. This includes but is not limited to: furniture, appliances, and carpet. Specific questions about rescheduled pick-up days can be answered by calling Rocky Mountain Disposal (719) 492-2050. They usually have pre-recorded information. This phone number is also on the side of your trash tote.



## ACH: It's Free and Never a Late Fee!



Pay your dues using automatic payments (called ACH) through your financial institution, and you'll never be late! Go to: [www.diversifiedprop.com](http://www.diversifiedprop.com) and click on Payment Information. Print the ACH

Form, and follow the instructions to get started. You can always call our accounting department directly at 314-4503 if you have any questions.

## Look for the Special Enclosure!

Enclosed you will find the 2009 Goals and Accomplishments the Board of Director's completed and goals for 2010.

## Water Bill Increase

Cherokee Metropolitan Water District has announced an eighty-seven (87%) increase in water rates! This increase took effect in March 2010 billing cycle. What does this mean for you? You will see higher water bills for your individual townhome, and, the Association will experience a major increase in our annual watering expenditures. To deal with this challenge, the Board is exploring immediate cost saving measures. We expect to convert at least 20% of our grass areas to non-turf landscaping in 2010. While most of us really appreciate and enjoy all the grass areas on our property – this measure is absolutely necessary to keep our expenses down, and to prevent monthly dues from doubling!



If you have any suggestions or expertise in this area, feel free to write your Board of Directors at: [myhoa@tacho.org](mailto:myhoa@tacho.org). Emails sent to this address go directly to the three board members and the property manager.

## Community Night at the Sky Sox!



To show our appreciation, Diversified is sponsoring **Community Night**, a night of baseball, fireworks & fun! Members of our HOA communities can purchase discounted tickets through Diversified.

**And, kids 14 & younger can enter a drawing to throw out the first pitch!!**

**Sky Sox Game**

**August 27th, 7:00PM**

**\$5 Upper Reserve Tickets (normally \$9)**

**\$8 Box Seat Tickets (normally \$12)**

Contact Diversified to reserve tickets and to find out how to enter the drawing. Deadline is **August 12**. Call 314-4504 or email us at [info@diversifiedprop.com](mailto:info@diversifiedprop.com)



Community Night sponsored by  
Diversified Property Management