

Spring Newsletter

April 23, 2019

Board Members: Sally Weisser (President), Bryan Lamoreaux (Vice President & Website IT), Leah Selvage (Secretary), Karen Johnson (Architectural Review Committee Chairman), Natalie Ross (Treasurer), Kim Holbrook (ARC Committee), Jesse Riesterer, Alden Gaw (Members at Large). We are trying to do the neighborhood's bidding and homeowners often have the best ideas. Please feel free to reach out to any of the Board Members. Board Meetings are the second Thursday of every month, 7:00 pm at the Leeper Center. If you want to attend, just come in. If you want Board consideration, please contact the Board to get a spot on the agenda. Any Board Member is available for questions or discussions.

Management Company: Buffalo Creek HOA is being managed by Buffalo Creek Management. Tim Singewald is the Owner and operator of Buffalo Creek Management. John is now helping in the office with accounting and the Covenant violation compliance. Management can be reached at; PO Box 1182, Wellington, CO 80549. Phone (970) 568-3170 or email at: singewald@aol.com

Middle of May is Clean Up Day: May 18th Saturday

Gallegos will be pulling into the HOA at 7:00 am with a couple of trucks. If you do not have your stuff at the end of your driveway when they come by, they are not allowed to wait and they are not allowed to come back by later.

If you have more than 8 large bags you may be able to call Gallegos and work a deal to bill you separate.

If Gallegos does not pick up items you've put out, you are required to have everything off your driveway and stored out of site by that evening.

We have had to discontinue this in the past due to abuse. Please follow the guidelines.

Warning - Basement Flooding: Buffalo Creek has a fairly high water table underneath. We are fine most years, however at times the water table is prone to rise due to the way the underground alluvium in this area is formed. A few years ago we had very high winter snow depths in the upper areas of the Boxelder basin in May/June, followed by high heat in July. Melting surface snow and underground ice melts flowed into the underground course alluvium just above the bedrock/shale layer. Just like a river above ground, this underground water flows. Ground water can rise in the summer, just like a river rises during run off on hot days due to melt, even if there is no rain. This year we have a high snow level once again and predictions of good spring rains.

Due to the levels of the water table in our area, builders were required to put in sump pumps and/or make space for one. A sump pump is designed to take ground water from under your house, from a hole in the basement floor and pump it outside to the storm

drain. A submersible pump should be installed down into the hole with the drain line coming up above the foundation, plumbed to the outside of the house to a location that has a slope away from the house so it can flow to the storm drainage area.

You should consider checking to make sure your sump pump is operative and if you don't have one – consider having one installed. About three years ago we had multiple homes that had to pump water from their basements. You can also install a moisture alarm in the pit which warns you that water levels are rising.

Yard Maintenance: Buffalo Creek HOA Board of Directors has used the “Middle of May is Clean Up Day” as the official start of summer season requiring homeowners’ yards to come into compliance after the winter dormancy. Please be advised that after May 18th John will be instructed to complete a full drive through.

Garden Club: This year we have a group of homeowners who are starting a Garden Club for the flower beds at both of the HOA entrance signs. Sally Weisser, HOA President, is looking for volunteers who would be excited to join the club. If you have an interest, please send a note to her through the management company.

Common Area Irrigation System: We fired up the HOA irrigation system this year on April 25, 2019 with the hopes that we would be all set by May 1, 2019 full operations. I am surprised and very happy to announce the whole project of pressuring up the system, checking all 93 valve boxes along with verifying 2,195 spray/rotors. We couldn't believe we were done in 4 hours. All the work over the past few years has finally paid off. We do have a lot of old heads that are the original install and we'll have problems along the way.

Projects for 2019: Last year homeowners reported irrigation issues as they saw them while walking by sending the Management Company an email and this helped us to make speedy repairs. Please keep an eye out again this year, but hopefully there will be far fewer problems.

Tree Top was given the tree contract once again and you've probably seen them around, trimming, winter deep root watering, fertilizing, and tree spraying against parasites...

Once again, we've had two reckless drivers hit trees along Stampede. (These were not reported. It costs the HOA at least \$500.00 per tree.)

We will be trying to beautify the area around our two signs. Please see the Garden Club section.

Any Visible Property Change requires an ARC approval: Any change that you want to make to the exterior of your house, property, and landscaping needs to have Architectural Review Committee (ARC) approval. Give a few weeks prior to your project to get the approval process completed. All dumpsters require a variance.

Failure to obtain ARC approval prior to beginning a project is an immediate \$100.00 covenant violation fine. Go to the website: www.buffalocreekhwa.com, find the ARC form, fill it out and email or mail it back to the ARC Committee. The ARC committee will go over your request to make sure that everything falls within the HOA Covenants and Site

Restrictions. (This is our way of helping make sure that you do not end up investing time and money in a project that is not allowed under HOA guidelines.) The ARC Committee is there to help you so you do not have to read through a hundred pages of documents to determine if your project is approvable.

Please be sure to always get ARC approval on every outdoor project. We would rather give the thumbs up and/or help a homeowner plan a project than be required to point out why a project is outside the HOA guidelines and needs to be changed.

ACH Payments: ACH Payments are the most secured, safest, and most efficient way to make your payment. Since ACH payments clear through Federally insured banks, they are heavily regulated by the Federal Government and there are a lot of secured regulations protecting the process. We have the forms you would fill out to set this up. All ACH payments process on the 10th of the month without you needing to remember anything other than making the proper entry into your check register. It really is a simple, easy, error free system. Please contact us to set up your ACH. More than half of the homeowners use this system.

House Painting / Fence Staining: Paint and fence stains predominantly came from KWAL which is now Sherwin Williams. They are located on Harmony Rd next to Lowe's. The only approved fence stain is: Sherwin-Williams' SuperDeck® #6508 New Seagull Grey, a waterborne, solid-body acrylic resin. There has been confusion at other Sherwin Williams stores with our approved color. The Harmony store seems to be the best for fence stain. Please check a small area to make sure it looks right before painting too much. There have been errors.

Please be aware that Sherwin Williams often has paint and fence stain sales of up to 40% off. You can set up to get notices and coupons from them by going to their website. <http://www.sherwin-williams.com/>

A house is usually a person's largest, and hopefully best, financial investment. Paint and stain are barriers to the elements (wind, rain, sun...) that protect that investment and the cost is usually only 1% of the value of the house and that protection can last a couple decades. Qualities of paint do make a difference. Don't think you are always saving money by buying a cheaper paint. Darker colors will show wear a lot quicker than lighter colors, requiring painting more often.

Fences should be stained every 7 years and the house should be painted on a schedule depending upon the quality of your paint. Newly constructed houses could need a coat of paint in 4 to 12 years depending upon the quality of the job the builder insisted upon. You should never wait beyond the point in time that your caulking begins to crack and/or your paint begins to fade. Protect your investment.

All house painting requires Architectural Review Committee (ARC) approval. The ARC can help you determine the original colors of your house or can point you towards pre-approved color combinations.

Please make certain to get ARC approval prior to your project. We have had homeowners who painted with non-approved colors who were required to repaint.

ARC form is on website at: www.buffalocreekhoa.com or
Email: buffalocreekarc@gmail.com

Share your ideas: We sure hope you appreciate getting all of this neighborhood information. We are continually working to keep Buffalo Creek a community you can be proud of. We like keeping you informed and we are always happy to get suggestions.