



# UNIVERSITY PARK

Homeowners Association, Inc.

## Spring Community Updates 2017

### Dates for Your Calendar!

**July 10<sup>th</sup>** - Wildfire Mitigation Chipping event: Call CSFD 385-7342 to make your Wildfire Assessment appointment, unless you've had one within the past 5 years. You must have an inspection to participate.

**August 6<sup>th</sup>**: - UP HOA Summer Picnic – the date is set for August 6, 2017.

**July/August** – The date has not yet been finalized, stay tuned for the date.

**UP HOA Garage Sale.**



**December 9<sup>th</sup>**: - UP HOA Holiday Party – the date is set for December 9, 2017.



Spring has arrived in our area and once again the University Park Homeowners Association (UPHOA) Landscaping Committee will begin conducting monthly landscaping reviews of the entire community, to include your property beginning in June. Your home is an important and valuable investment therefore the purpose of these monthly reviews is to ensure that each homeowner within the Association is maintaining their lot to a standard which not only adds to the curb appeal of their property but also to their neighbor's property and University Park in general.

Between June 5<sup>th</sup> to the 9<sup>th</sup> members of the Landscaping Committee will be reviewing yards as outlined in the Design Guidelines. If your backyard is visible from the street it will be included in the review. Please take a few minutes to review the guidelines on the website at [www.UniversityParkPoints.com](http://www.UniversityParkPoints.com) and view the LC Information and Forms tab, Updated Design Guidelines 11-2016.

Homeowners whose yards require attention will receive a written notice after the review date and will be afforded roughly 2 weeks to correct the area noted. Should you have a concern regarding an inspection violation letter or have any suggestions, please contact Derek Patterson at Z & R Property Management by e-mail ([Derek@ZandRMgmt.com](mailto:Derek@ZandRMgmt.com)) or 719-594-0506.

We need and look forward to your help as we collectively contribute to keeping University Park a beautiful and desirable neighborhood to live and play. Thank you in advance for doing your part.



Remove any Mullein and Thistle (above) as these are noxious weeds and can very quickly spread throughout the community.

## Spring Landscaping Tips:

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- Turn on your sprinkler system after the last frost.
  - Water your lawn and landscaping as needed.
- Cut down ornamental grasses as they begin to turn green to promote new growth.
- Add more mulch and rock to existing beds where necessary.
- Cover any exposed irrigation and/or drip lines with the adjacent ground cover.
- Aerate and fertilize your lawn and repair any dead or worn spots.
  - Please remove any grasses and weeds from the driveway apron and street/curb joints.
- Prune out any dead material from bushes and trees.
  - Prune and fertilize roses after the last frost.
- Remove weeds and unwanted grasses and apply pre-emergent to keep weeds under control.

## Other Important Items:

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**Security:** University Park residents should take note that there has been some recent vandalism and criminal activity i.e. home burglaries, home invasions, vehicle break-ins, mailbox and package thefts, and home & landscaping vandalism in University Park. All neighbors should be aware of what goes on in their neighborhood. Many areas of University Park have "Neighborhood Watch Groups" and good communications between neighbors via e-mail from a "Block Captain" who can pass along current problems and warnings. Neighborhood Watch Groups are highly recommended and can be coordinated through the Police Department. Be vigilant and observant and report any suspicious activity. Don't leave valuables in your car; don't leave your garage door open or leave mail in your mailbox for long periods of time.

**Parking Reminder:** please do not park in the Fire Lanes and there is no overnight parking in the community.

**Vandalism:** if you witness anything, please call the Police at 444-7000 and alert your neighbors.

**ACC - Landscaping:** if you happen to be walking on a sidewalk in the community and there is a tree branch or bush in the way, please do not cut/remove anything as it is private property of that owner. Simply contact Z&R with the address and they'll notify the owner.



## Architectural Control Committee (ACC):

As a reminder, any change to the exterior of your home or lot requires you to first submit a written request to the ACC and receive approval before beginning any work. Submittals should be emailed, mailed or dropped off at Z&R's office. The type and nature of your request will determine the time required to have it reviewed. During the summer, the ACC meets every two weeks. **It is recommended that all requests include current color photographs, sample brochures, samples, drawings, neighbor acknowledgements, etc.**

More common items that require prior written approval before work begins are: painting your home (even if the same colors), new or replacement decks, patios, windows, central air conditioning, dog runs, replacement driveways, privacy fencing, security and storm doors, new roofing materials, gutters, any landscaping items, play and sports equipment (play sets, trampolines, etc.). If you are unsure about your project or if you need to submit a request, please call or e-mail Z & R for assistance.

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### Community Reminder

**UP Posted Speed Limit is  
25 MPH!**



The speed limit throughout University Park is posted at 25 MPH. Some of our hills make it difficult to stay at that speed limit, so please make a conscious effort to check your speedometer and stay at ... **25 MPH!**



**Parking: What is not allowed:** "No motor vehicles, owned, leased, rented or used by Owners, Residents, contractors, or any other person shall be parked overnight on any street within the Community Area between the hours of 12:00 am to 6:00 am each night."



**PETS:** Domesticated dogs and domesticated cats are allowed only if kept as pets and the total number does not exceed four (4). No animal of any kind shall be permitted which, in the opinion of the Association, makes an unreasonable amount of noise or odor or is a nuisance.



## POINT OF CONTACT REQUEST FORM

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Dear Homeowner:

Please take a few minutes to fill out this form and return it to Z & R. This information **will not** be published or given out and is strictly for Association use should you need to be contacted or for emergencies.

You can also submit this information through the website using the "Contact the HOA" tab. Thank you.

Owner Name: \_\_\_\_\_

Address: \_\_\_\_\_

Mailing Address if Different: \_\_\_\_\_

Home #: \_\_\_\_\_ Work #: \_\_\_\_\_ Cell #: \_\_\_\_\_

E-mail 1: \_\_\_\_\_

E-mail 2: \_\_\_\_\_

Do you wish for your e-mail to be entered in the HOA website e-mail alert system?

Yes

No

Tenant Information: (If Applicable):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Mailing Address if Different: \_\_\_\_\_

Home #: \_\_\_\_\_ Work #: \_\_\_\_\_ Cell #: \_\_\_\_\_

E-mail 1: \_\_\_\_\_ E-mail 2: \_\_\_\_\_

Signature and Date: \_\_\_\_\_