



For our Condo and Townhome Owners

## **SADDLE PEAK PROPERTIES**

Spring Newsletter 2023

### **-Staining, Painting, and other exterior upkeep**

Please let us know if you notice any exterior work needing to be done at your condo or townhome. We are beginning to review all work requests for the upcoming season and based on budget and need we will plan accordingly. You can call our office or submit a maintenance request form on our website if you notice anything needing attention.

### **-Spray and fertilize early for weeds**

Treating your lawn and flower beds as soon as the snow melts helps us avoid weeds (especially those pesky dandelions!) and keeps them from spreading, some of which can be poisonous. For our Condos and Townhomes we typically do 3 treatments a season. If you notice any problem areas please do not hesitate to let us know so we can have our landscaping teams take care of it!

### **-Groundskeeping**

Our groundskeeping teams mow weekly and will start as soon as weather permits. Our office will let you know what day your unit will be mowed so you can make sure your yard is clear and pets are inside. If rain interferes with groundskeeping they will come the following day as soon as weather permits. Tree/shrub trimming and replacement is done based on your association's budget and highest need. We try to get anything that is a safety concern or could cause damage to the buildings first.

### **-Make sure to be responsible and considerate pet owners**

Friendly reminder that no matter what the season or weather we always ask that you clean up after pets on sidewalks, yards and common areas. Please keep pets leashed and under your control at all times when they are not enclosed within a fenced yard.

### **-Trailers, campers and other recreational vehicles need to have permanent storage if they can not fit into your garage**

We understand with the warming weather that you may need to have your trailer or camper at your home for brief periods if you are traveling, moving, ect. If this is the case please let us know ahead of time with a quick call or email that it will be parked at your residence and for how long. If we are not made aware that you will be having a camper or trailer parked on or around your property you could be cited/fined as this can cause unsafe conditions, take valuable parking space, and create unsightly conditions.

### **-Irrigation startups**

Sprinklers will be turned on by June 15. Homeowners are responsible for starting your own irrigation. Let us know if you need recommendations for companies to help with this.

## **Going Paperless**

Our company's goal is to move solely to online communication. Billing, notices, newsletters, and all other correspondence will be done electronically as much as possible. You will know we don't have an email address on file for your account if you are still receiving paper billing in the mail. Please update your email address with our office so you don't miss anything and check our website regularly for updates!

## **Online Payments**

The best way to pay is by utilizing our online payment system called ZEGO. Any payment you make will post to your account the very next day. Never miss a payment or get a late fee again with the option to set up automatic payments through this system! You can create your account by visiting your association's page on our website and searching for your property address with the account number on your statement. Contact our office for help getting set up! Our office staff can also utilize this system to take payments and set up automatic payments over the phone for your account without any login needed.

ALL ACH/CHECKING ACCOUNT  
PAYMENTS ON ZEGO ARE FREE  
WITH NO PROCESSING FEES!



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For Owners in our HOAs

## **SADDLE PEAK PROPERTIES**

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### **-Fence additions and other external property modifications**

If you are adding a fence, changing something in the front of your home, building a shed, or altering your landscaping please check in with our office first. If changes you make do not follow your Association's design review guidelines and city ordinances you could be subject to a request to seek retroactive approval, required to make changes to get in compliance at your own expense, and other fines and penalties. The application process is easy and turnaround time is quick once we have everything we need to get you approved!

### **-Spray and fertilize early for weeds**

Treating your lawn and flower beds as soon as the snow melts can help us avoid weeds (especially those pesky dandelions!) which could spread to your neighbors, some of which can be poisonous. For the parks and common spaces we do 3 treatments a season. If you notice any problem areas please do not hesitate to let us know so we can have our landscaping teams take care of it!

### **-Groundskeeping**

Keeping your lawn mowed keeps our neighborhoods looking great and increases curb appeal. Don't forget to trim around utility boxes, mailboxes, road verges, and any areas of lawn visible from the road. Trees, hedges and shrubs should be kept neat as well to avoid becoming overgrown. Tree/shrub trimming and replacement in the common areas is done based on your association's budget and highest need.

### **-Make sure to be responsible and considerate pet owners**

Friendly reminder that no matter what the season or weather we always ask that you clean up after pets on sidewalks, yards and common areas. Please keep pets leashed and under your control at all times when they are not enclosed within a fenced yard.

### **-Trailers, campers and other recreational vehicles need to have permanent storage if they can not fit into your garage**

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### **-Irrigation startups**

Sprinklers in all common spaces will be turned on by June 15. Homeowners are responsible for starting your own irrigation. Let us know if you need recommendations for companies to help with this.

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