



University Village HOA, Inc.

Summer 2020 Newsletter

New Pet Registration Rule: Due to the growing number of issues, related to pets within the HOA, the Board has adopted a new pet registration rule that will go into effect **September 1st**, where all dog owners will be required to register their pet with the Management Company and pay a yearly fee of \$35 per pet. Cat owners, whose cats go outside, will also be required to follow this process. Each registered pet will be given an identifiable tag which must be worn. Failure to comply could result in hefty fines.



Trash, & Landscape Issues: It appears a number of residents are removing landscape materials and using them for other purposes. A lot of landscape rock is ending up in grassy areas, and we are seeing a tremendous amount of damage to the landscaping by residents. Please help the community and landscape company by not allowing residents to damage or destroy any of the landscaping and please do not disturb the landscape rock. It is very dangerous and impossible for the landscape company workmen while mowing to see and not strike and possible throw landscape rocks when they have been thrown onto the grass areas. Please refrain from leaving personal items in the common areas and be cognizant of those items allowed to be stored on patios and porches. We know we don't invite people to leave phone books or advertising flyers on your doorsteps and driveways but residents need to pick these up when left and discard them. Also, please clean up after your pets.

Quiet Time: Please remember you live in a close community and it has designated quiet times. Quiet time is between 10:00 P.M. and 7:00 A.M. Please refrain from making noise during the designated quiet time.

Parking Reminder and New Parking Rule: Vehicles parked in the fire lane or blocking access to garage areas or otherwise impeding the flow of traffic will be towed without notice. Effective February 1, 2020 the Board of Directors has adopted the following new parking and storage rule.

As stated in Article III, Section 313 of the Covenants shall be defined in the Rules and Regulations section 5.5; Vehicles which have not moved from the same location for seven consecutive calendar days may be towed 72 hours after a warning tag is applied to notify the vehicle owner of the violation. "Moved" shall be defined as having been driven under its own power to an area outside the Association property (and not to any Unit's garage) for a period of at least 8 hours before being driven back to any parking space on Association property

Contact Protocol: As your Management Company, we at Z&R Property Management should be your first point of contact on every issue involving the Association. During the COVID-19 pandemic, the office is currently closed to the public. Should you need to contact us about Association matters involving covenant violations, complaints, suggestions, etc., we ask that you put your thoughts in writing. Send them to Z&R so that we may record them and ensure they reach your Board of Directors for the appropriate response and follow up. Letters via the postal service, emails or faxes are always welcome. Please note that anonymous complaints cannot be acted upon.

Our main number for all calls is: (719) 594-0506
(24/7 for emergencies)

Fax: (719) 594-0473

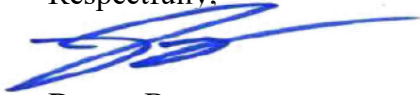
Primary Emails: Office@zandrmgmt.com or Darren@zandrmgmt.com

Questions about your account? Books@zandrmgmt.com

Unless it is an after-hours emergency, emails are always the preferred method of contact. Please note that Owners should NOT schedule any form of work in the Common Areas themselves or bring in outside contractors onto the property unless they are working exclusively within the confines of your home. Any work outside of your home should be scheduled through Z&R so we can properly vet the contractors and ensure they are properly licensed and insured. Thank you!

We can do many things to try and improve the general appearance at University Village but as the saying says "It takes a village" to make any substantial impact on the general appearance in our community. Please take some pride in your community and do your part in keeping University Village a pleasant and attractive place for everyone to live.

Respectfully,



Darren Burns
Property Manager

University Village Homeowners Association

Darren@zandrmgmt.com

IMPORTANT NEW RULE UPDATE

PLEASE REVIEW CAREFULLY, ESPECIALLY IF YOU HAVE PETS!

August 8, 2020

Dear University Village Owner:

In the past months, your Board of Directors has been working diligently to prepare a more updated and applicable set of Rules and Regulations for your Community. As you know, Rules and Regulations are critical to keep the Community looking well maintained and protect your property values.

For years, pet issues have been constant and have resulted in damage to the Common Areas and additional expenses to all Owners, whether or not they were pet owners. Significant administrative time and money have been expended on attempting to control pets.

The feces problem continues to be bad enough that your dues are being spent on poop scooping to help keep this item under control. For those Owners that do not own pets, a number are unhappy their dues are subsidizing the problem. One item that has also been learned from experience is that it is not usually the pet that is problematic, it is the irresponsible pet owner.

For this reason, the Board will require pet owners to be responsible for the burden their pets create upon the Community. **Effective September 1, 2020**, ALL pets in the Community must be registered. Here are Rule Additions for Pets:

6 Pets

- 6.1 Each unit is limited to a total of two (2) household pets, meaning two (2) cats, two (2) dogs, or one (1) dog and one (1) cat each not to exceed 35 pounds each. An owner may also keep fish. No pet(s) shall be kept for the purpose of breeding, boarding, or commercial purposes. The total number of permitted household pets includes any dogs or cats that are brought into the community by a guest. Therefore, if a resident already has a total of 2 household pets, the resident's guest may not bring another pet even temporarily.
- 6.2 No pet shall be permitted to run loose around the buildings or grounds. No pet shall be chained or tethered outside any Unit or tied or chained to any patios or other parts of the community, or otherwise left unattended. Pets shall be on a leash and the leash shall be in the hands of the owner or responsible person. Pets are permitted within the patios areas, but the owner must be home and prepared to silence the pet should excessive barking or howling begin. No pet shall be permitted to defecate on the walks, driveways, landscape areas, or elsewhere about the buildings and grounds of University Village without it being cleaned up immediately. No pet shall be allowed to damage the grass, trees, shrubs or any other portion of the Common Areas.
- 6.3 No pet shall be permitted to bark or howl excessively, or otherwise create any obnoxious sound, odor, or disturbance. Excessive shall be defined as a loud repetitive noise for an extended period of time. An example of normal behavior would be a pet alerting its owner of people near the home while they pass by or visitors to the home. The owner of a pet shall ensure that it is kept in a clean, reasonably quiet, and controlled condition.

Professionally Managed by:



6015 Lehman Drive, Suite 205, Colorado Springs, CO 80918
Phone (719) 594-0506 • Fax (719) 884-4496

- 6.4 The owner of a pet shall assume any and all liability for the pet. The owner of a pet hereby releases the Association, its agents and representatives, from any claims regarding such pet and shall indemnify and hold the Association, its agents and representatives, harmless from any and all liability for bites, enforcement of this Rule, injuries, damages, claims or expenses, including without limitation reasonable attorney's fees, relating to the pet.
- 6.5 Pet owners are responsible for any damage that is caused to the Common Area by their pet(s), the repairs for which shall be made by the Association and assessed to the Unit Owner.
- 6.6 The owner of a pet agrees that the Association shall have the right to revoke the pet if there are repeated violations of the Declaration or Rule or any future rule and may require the immediate and permanent removal of that pet. The Association agrees that revocation of any pet will be an absolute last resort if all other attempts to gain compliance have failed.
- 6.7 Fines will be applied per Covenant Enforcement Policy

REGISTRATION ADDITIONS:

- a. Registration and Fees. All dogs, **or other pets that leave the Unit** and use the Common Elements, must be registered with the Association.
- b. Annual Registration: Pets must be registered annually, **on or before September 1st of 2020** and then by no later than January 31st of each year thereafter. For 2020, an annual non-prorated registration fee of \$50 per year/per pet that leaves the Unit, must be paid to the Association no later than September 1, 2020. The registration fee will be used to assist with specific Pet related costs, such as waste stations, supplies for waste stations, and other Pet related costs.
- c. Registration Form: To register your Pet please contact the Association's management office for a Pet registration form. A recent color photo of the pet must accompany each registration form (hard copy or digital).
- d. Failure to Register. If an Owner fails to register his/her Pet(s) as required, the Association shall assess a \$50 late registration fee as well as impose a \$250 fine, after notice and opportunity for a hearing, pursuant to the fine schedule set forth in the Association's Enforcement Policy.

Attached to this letter is the official registration form. Please ensure that if you have any pets that leave the unit that you register them immediately by the deadline or you will be subject to the penalties mentioned above. One form must be completed for each pet. Thank you.

LANDLORDS: YOU MUST AMEND FUTURE LEASES TO COMPLY WITH THIS RULE AND PETS OF TENANTS ARE ALSO SUBJECT TO ALL OF THE PROVISIONS OF THE RULES.

On Behalf of the Board of Directors,
University Village Homeowners Owners Association



Darren H. Burns
Property Manager

Professionally Managed by:



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University Village Homeowners Association, Inc.

Darren@zandrmgmt.com

Pet Registration Form – ONE FORM PER PET!!

University Village Address: _____

Owner/Property Manager: _____

Registration Year: _____ (Annual Registration Renewal is Required + \$50 annual fee)

Tenant Information

Name: _____

Email: _____

Phone Number: _____

Furry Friend Information

Name of Pet: _____

Type: DOG or CAT or _____

Breed & Color: _____

Weight or Expected Weight: ____ lbs. *(If pet exceeds 35 lbs. it may not reside in the University Village HOA)*

Statement of Understanding:

(initial each)

___ I have enclosed the \$50 registration fee with this form (one per pet and due each year).

___ I have included the current vaccination and registration paperwork.

___ I have included at least 1 color photo of the pet being registered.

___ I understand/agree that my pet is not allowed outside without a leash.

___ I understand/agree that I may not use my balcony/patio as a place to confine my pet.

___ I understand/agree that I may not tie my pet up outside my unit.

___ I understand/agree that I must accompany my pet, if outside, at all times.

___ I understand/agree that I must pick up any excrement my pet leaves outside immediately.

___ I understand/agree that if the Board of Directors of University Village HOA determines my pet causes a nuisance by complaints received and/or noise and/or by not being picked up after by me I will be required to remove the pet.

___ I have read, understand, and agree to abide by all the Covenants and Rules. Governing documents are available by request from Z&R Property Management.

___ **I understand/agree that my pet must display its UVILL registration tag when outside the unit.**

Resident Signature: _____

Date: _____

Owner/Landlord Signature: _____ Date: _____

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