

THE HOMEOWNER FAMILIARIZATION PROGRAM (5/12/11)

Welcome to the neighborhood! This program is designed to familiarize residents with the workings of the Columbine Knolls South/Estates Homeowners' Association. This web site contains virtually all the information needed for an understanding of the organization. By reviewing the site, you will see the objectives, methods and resources that are dedicated to our task.

Why an Association is Necessary

Residences are the single largest investment that most families have. The owners have a vested interest in preserving the value of these investments. Nationwide experience has shown in the last few decades that unless some standards of care are established and enforced, a neighborhood may decline through the years in appearance and value. Developers have recognized this and they have initiated early steps designed to uphold the quality of the neighborhoods they build.

These steps, translated into legal agreements (covenants), registered with local governments and handed over to homeowner associations for enforcement, become part of each owner's binding, enforceable legal obligation to their neighbors. A December 2009 Zogby national survey shows that 71% of community association residents are satisfied with their community associations while 12% are not. Additionally, 70% of the residents believe that the rules in their community protect and enhance property values.

The key to making this process work lies in homeowner associations enforcing these covenants. [Photographs](#) taken in an adjacent neighborhood show the sad results when covenants are in place but not enforced.

The Organization

The Association is a state chartered, non-profit corporation, with Articles of Incorporation headed by a Board of Directors who are elected by our local residents each fall. The heart of the organization is the Protective Covenants. Protective Covenants were written for each filing as the neighborhood was developed. The Protective Covenants were consolidated and ratified in 2002 by a vote of the homeowners, reaffirming strong support by residents for the standards established. The corporation's Bylaws, which describe how we discharge these responsibilities to the membership, reflect that membership is voluntary but compliance with the Protective Covenants and Consolidated Covenant Rules and Regulations is mandatory and legally binding for all owners and their tenants.

We function best when there is widespread support and involvement by residents. We have historically enjoyed many favorable comments by homeowners in our yearly surveys. Membership is inexpensive (\$35 per year) and wide open. We currently have a 67% membership. Meetings are publicly announced and participation in these meetings is strongly encouraged.

The Board is structured like most small, non-profit corporations (President, Vice-President, Treasurer, Secretary and members-at-large). There are committees dedicated to various functions such as Parks, Traffic/Safety, various social events and the Architectural Control Committee (ACC). The backbone of the organization is found among 60 voluntary block workers who greet new residents, deliver our monthly newsletter, *The Scroll*, and collect the dues each year.

The ACC is responsible for implementing and enforcing the Protective Covenants and Consolidated Covenant Rules and Regulations. They are also responsible for review and approval of all proposed changes to structures and grounds. All members of the Board of Directors are also members of the ACC and meetings of this committee take place following the monthly Board of Director's meeting.

It's fair to say that enforcement of covenant provisions is necessary with only a small percentage of residents and in virtually all cases, only reminders are necessary. We are, after all, neighbors. We are a small "Mom and Pop" operation. There is no principal home office, there is no telephone number and there are no other fees, assessments, fines or charges. We have a post office box and Board members may be reached by phone. Details relating to this activity are found in the Protective Covenants with their Consolidated Covenant Rules and Regulations and also in the Bylaws, located elsewhere on this site.

Colorado State Legislation

The Association supports and is fully compliant with Colorado's Common Interest property legislation and with Senate Bill 05-100 and Senate Bill 06-89 legislation.

Open Meetings

All meetings are open to residents and we encourage attendance and participation. In addition, we actively seek residents as candidates for the Board of Directors and its committees. Please contact one of the Board members if you are interested in helping keep your neighborhood a great place to live.