



## STRATTON FLATS

Dear Stratton Flats Resident,

This correspondence contains important updates from the Stratton Flats Homeowners' Association.

### **Status of Irrigation Issues**

Rocky Mountain Custom Landscapes has the irrigation clock up and running again after finally locating the electrical voltage issue. Both sides of the street on W. Stratton Circle are functional from the clock. New wire is being run where the electrical ground fault problem was - along Sunny Ave. to the west corner of Falcon Ln. and Sunny Ave. RMCL is splicing into the first valve box in front of 12 Falcon Ln. They will then continue up and back down Falcon Ln. to locate bad decoders valve box by valve box - which the clock indicates that a couple are bad.

There still appears to be a bad decoder on E. Stratton Circle. RMCL is running programs just Stratton Circle and hopefully by Wednesday include Falcon Ln. Then RMCL will run through the east side of Stratton Circle where the newer homes are and add that as well to the program.

We will give another update with any further progress.

### **Message from our Neighbors at Spring Creek**

Below is a message from our neighbors at Spring Creek Apartments:

As we continue working together on building a better community, we have a few items to address:

1. Community Gardens: There are still plots available for anyone willing to engage in gardening. There is no cost. We have a basic agreement to fill out (see attached).
2. RV & Extra Vehicle Parking Spaces available in the new lot. Please see sample agreement. Check for pricing with Spring Creek.
3. Dogs off Leash and Restricted Breeds: We are happy to see our common areas being used by the SF homeowners but wanted to ensure that all dog owners are following the leash law. All dogs must be on the leash unless using the dog park.



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4. Ding Dong Ditch: In the last few months there have been multiple complaints about kids running around and knocking at people's doors. Some of the kids live here but some do not. We had a boy pull our fire alarm in building C last month. Parents/adults are responsible for the behavior of any minors. Disturbance notices will be issued to those households with occupants or guests that are caught playing ding-dong ditch
5. Smoke Free Community: Spring Creek is a smoke free community, and we ask anyone on our property to refrain from ANY type of smoking. There are no-smoking signs throughout the property.
6. Alcohol Consumption: Alcohol is not allowed anywhere on property (except inside apartment homes). Whenever residents or guests are using the picnic areas or any other common areas on property, we ask that they do not bring any alcoholic beverages.
7. Littering: We continue seeing glass and plastic bottles all over the community, including on the west side of our community gardens, old RV lot, picnic areas, playground, and sports fields. We are asking everyone to be considerate of our efforts in maintaining the property clean and free of trash.
8. OHVs: OHVs are only allowed on streets, roads, and alleys within the Town of Gypsum for the purpose of traveling to or from your residence, or place of storage, directly to or from any of the following recreational trails and amenities:
  - HARDSCRABBLE TRAILS via trailhead access off of Spring Creek Road.
  - GYPSUM HILLS REC AREA via BLM access from Trail Gulch Road.
  - RED HILL via BLM access off of Cottonwood Pass Road, Legend Drive, and Highlands Road.
  - DRY LAKE MOTOCROSS PARK via Trail Gulch Road.

OHVs are not allowed to be used to run errands of any kind in the Town of Gypsum.

OHVs are not allowed on Highway 6, east of Jules Drive to the Town's eastern boundary or on any street or road which is part of the State highway system.

### **RV & Additional Vehicle Storage Lot**

Spring Creek Apartments has opened a new storage lot for recreational vehicles and unused vehicles and is offering storage to residents of Stratton Flats. For more information, please see the attached sample agreement that contains terms and pricing details. Any questions should be directed to Spring Creek Apartments at 970-855-2233.

### **Community Gardens**

Plots in the community gardens are available for residents of Stratton Flats. Please see the attached sample agreement for more information. Any questions should be directed to Spring Creek Apartments at 970-855-2233.



# RV/Camper/Trailer Storage Agreement

750 Sunny Ave., PO Box 4189, Gypsum, CO 81637  
Tel: 970-855-2233 Email: [springcreek@polarstarproperties.com](mailto:springcreek@polarstarproperties.com)

Move-in Date: \_\_\_\_\_ Space: \_\_\_\_\_ Monthly Rate: \_\_\_\_\_

Name: \_\_\_\_\_ Driver's License #: \_\_\_\_\_

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

Email: \_\_\_\_\_ Phone number: \_\_\_\_\_

Additional Contact Person: \_\_\_\_\_ Phone number: \_\_\_\_\_

### Item Stored:

Make: \_\_\_\_\_ Model: \_\_\_\_\_

Color: \_\_\_\_\_ License: \_\_\_\_\_ State: \_\_\_\_\_

1. The undersigned Lessee hereby leases from Spring Creek Gypsum (Lessor) the above storage space for the monthly fee amount of \_\_\_\_\_ for a \_\_\_\_\_ month term. Rent payment is due monthly, in advance, without notice or billing, with the first payment due on the day of execution of this lease, with subsequent payments due before or on the 1<sup>st</sup> day of each month. There shall be no refund of rental for space vacated before the end of any lease term. Lessor reserves the right to increase the rental rate with (30) days written notice to Lessee upon renewal. Lease payments must be received by Lessor at the address above. Payment can be made by EFT (electronic funds transfer), personal check, money order, cashier's check or by using the resident portal (if available) by or before the actual due date. A \$50.00 late fee will be charged as of the 9<sup>th</sup> day of each month if not paid in full. When Lessee is more than 15 days past due shall be locked out until all outstanding obligations under this lease are brought current. An additional charge shall be made for all returned checks.
2. ALL ITEMS STORED WILL BE SOLD OR OTHERWISE DISPOSED OF IF RENTAL PAYMENTS ARE NOT RECEIVED FOR 30 CONTINUOUS DAYS. In the event rent is thirty (30) days past due, an attempt will be made to notify Lessee of the impoundment and pending sale of the property stored. Pursuant to C.R.S. 38-21.5-101, et seq., Landlord shall have a lien on the Lessee's property for rent, labor and other charges, present or future, in relation to the property and expenses necessary for its preservation or expenses reasonably incurred in its sale or other disposition pursuant to statute. Lessee also grants Landlord a lien upon the property stored.
3. Lessee shall not allow the release of any hazardous materials or liquids on the property during the storage of any vehicles or items. Lessee agrees to fully and completely indemnify and hold the Lessor harmless from any and all claims, courses of action, damages, or losses which may result from the storage of Lessees property.
4. Lessee may use the space only for the outdoor storage of one approved vehicle, or vehicle combination, lawfully owned or in the possession of the Lessee, and for no other use or purpose. No maintenance or changing of vehicle fluids is allowed on the premises other than normal cleaning and winter weather preparation. All personal property of Lessee must be stored inside of the approved vehicle or attached to said vehicle. Unsecured property or abandoned property will be disposed of without notice. Lessee can not use the vehicle as a residence or place for gatherings.



5. LESSOR DOES NOT CARRY INSURANCE TO COVER ANY LOSS OF ANY KIND THAT LESSEE MAY INCUR while using the storage space and or the premises of Lessor, and Lessor shall not be held responsible or liable, directly or indirectly, for any loss or damage suffered by Lessee or any other party, no matter what the cause, including but not limited to fire, explosion, theft, vandalism, wind or water, heat or cold or otherwise. Lessee is solely responsible for providing comprehensive insurance on Lessee's property stored within Lessor premises. This lease is made upon the express condition that Landlord shall be free from any and all liability and or claims for damages by the Lessee by reason of or to the property stored.

6. Lessee declares that the following LIENHOLDERS have an interest in the property stored, or to be stored (if no Lienholder exists, indicate none in space provided)

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

Phone: \_\_\_\_\_

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

7. It is the responsibility of the Lessee to notify Lessor of any change of address or other contact information by written notice to the above address of Lessor. All notices and correspondence by Lessor will be directed to the address or phone number or e-mail address provided by Lessee on this Agreement unless changed by Lessee.

8. In the event that Lessor shall be required to seek collection of any related fees or other sums due from the Lessee through the courts or other means, the Lessor shall be entitled to reasonable attorney fees and costs associated with such action. This Lease shall be binding upon the parties and their respective heirs, successors, personal representative and assigns.

9. Lessee hereby acknowledges the reading of this agreement and agrees to lease the storage space upon the terms and conditions stated in this agreement. Lessee further acknowledges receipt of a copy of this agreement.

**LESSEE:**

_____	_____	_____
Printed Name	Signature	Date

**LESSOR:**

**Spring Creek Gypsum**

_____	_____	_____
Printed Name	Signature	Date

**REQUIRED ITEMS:**

Vehicle Registration Copy

Driver's License/Identification Copy

Voided Check for EFT payments (preferred)

Set Up Fee \$50.00

