



# STRATTON FLATS

Dear Stratton Flats Resident,

With warmer months fast approaching, the Homeowners' Association would like to provide the community with some updates on maintenance activities taking place in the neighborhood as well as updates on enforcement of the Association's covenants, codes, and restrictions. This correspondence will cover the following topics:

1. Parking Regulations & Updates
2. Covenant Enforcement Contact Information
3. Board Member Vacancies for Town Homes and Deed-restricted Units
4. Fence Repair & Staining - Single Family Homes
5. Exterior Paint & Maintenance - Single Family Homes

## **Parking Regulations & Updates**

Last year, the HOA implemented a registration requirement for use of guest parking locations using the Parking Boss platform. Due to the limited number of guest parking spaces in the community that were routinely filled with excess owner and tenant vehicles, the Association determined that implementing such a platform was in the best interest of the community and was necessary to ensure that sufficient parking spaces were available to guests of Stratton Flats residents.

To preserve the integrity of these new policies, and to help curtail the problem of street parking, the Association entered into an agreement with Colorado Booting earlier this year for the purpose of immobilizing vehicles that fail to comply with the registration process and who continue to park on the street. The fee for boot removal is \$140.00.

For residents who became accustomed to parking in guest parking areas free of charge, it is understood that this adjustment has been challenging - especially for those with multiple vehicles. The Board is exploring options for long-term permit parking on property owned by Spring Creek Apartments as an alternative to long-term parking in guest parking areas, which currently requires paying a fee of \$10.00 per day after the complimentary 5 days have been used. It is important to note, however, that the Association is under no obligation to provide overflow parking to residents and homeowners. Please keep in mind that this potential solution is in the early stages of exploration and does not negate any of the Rules & Regulations, policies, or procedures related to parking.



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To further supplement the parking restrictions as outlined in the STRATTON FLATS MASTER ASSOCIATION, INC. RULES AND REGULATIONS, the Board of Directors would like to provide some additional clarification and reminders.

1. Street parking is never permitted and there are no exceptions aside from emergency, utility, and maintenance vehicles. Parking in the street, even for a brief period of time, puts the vehicle at risk of being towed and/or fines assessed to the homeowner.
2. Vehicles parked in driveways must have all four tires on the pavement of the driveway. Partial parking on landscaping, grass, rocks, gravel, etc. is not permitted and may result in damage to HOA-maintained property. The cost to repair damage to sprinkler heads or other landscaping components due to off-driveway parking will be passed on to the homeowner.
3. Perpendicular parking in driveways is not permitted. Vehicles parked in driveways must not block any other vehicles from departing.
4. It is the responsibility of property owners to communicate rules, regulations, and updates to their tenants.
5. For lost or forgotten passcodes, please email your request to [strattoncodes@gmail.com](mailto:strattoncodes@gmail.com). While the Enforcement Committee makes every effort to respond to these requests in a timely manner. It is the responsibility of the property owner to obtain this passcode in advance of parking in a guest parking location. The Association is not responsible for the cost of booting or towing associated with failure to register due to lost or forgotten passcodes.
6. The Enforcement Committee will often place warning stickers on the windows of vehicles that are in violation of parking regulations. However, a warning is not required and often will not occur before vehicles are immobilized or towed.

A full summary of the parking rules & regulations are included on page 4 of this document.

### **Covenant Enforcement Contact Information**

For any questions, comments, or concerns related to Covenant Enforcement, violation notices, fines, booting & towing, or the Rules & Regulations of Stratton Flats, please direct those inquiries to the Enforcement Committee at the contact information below:

**Email:** [strattoncodes@gmail.com](mailto:strattoncodes@gmail.com)

**Phone:** (970) 431-0647



## STRATTON FLATS

### **Board Member Vacancies for Townhome and Deed-restricted Units**

There is currently a vacant seat on the Stratton Flats Homeowners' Association Board of Directors for owners of townhomes and deed-restricted homes. If anyone is interested in filling this position, please contact the Association Manager, Scott Wright via email at [ScottWright.CPA@icloud.com](mailto:ScottWright.CPA@icloud.com)

### **Fence Repair & Staining - Single Family Homes**

Some of the exterior fencing throughout the neighborhood is in need of staining, and the Association intends to have that work performed in the near future. During inspection of the various sections of fence, we noticed that some fences are leaning, slats missing, and propped up by additional bracing. The Association kindly requests that owners of single-family units with any fencing issues have repairs made as soon as possible so that staining activities can begin. Please note that the Association will be forced to pass on the cost of restaining due to incomplete repairs.

### **Exterior Paint & Maintenance - Single Family Homes**

An inspection of the community was recently conducted by the Enforcement Committee, and it has come to our attention that a number of single-family homes are in need of exterior maintenance. These issues primarily involve, but are not limited to; chipping, peeling, and fading of paint on doors, trim, and siding. We kindly encourage homeowners to promptly arrange for any applicable maintenance activities as many contractors in the area are currently overbooked and may not be able to attend to your project immediately. For painting activities, please ensure that all exterior colors used follow the color palette guidelines approved by the Design Review Board.



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## Guest Parking Policies

1. All vehicles parking in Guest Parking locations throughout the community must register the vehicle using the Parking Boss Attendant platform in order to obtain a digital parking permit.
2. In order to register a vehicle to park in a Guest Parking location, the resident or guest must enter the homeowner's unique passcode provided by the Parking Boss Attendant platform. For lost or forgotten passcodes, please email your request to [strattoncodes@gmail.com](mailto:strattoncodes@gmail.com).
3. Each home is allotted 5 days (196 hours) of complementary guest parking per month.
4. Once 196 hours of complementary parking for the month is exhausted, residents and guests must pay a fee of \$2.00 per hour, up to a maximum of \$10.00 per day in order to register their vehicle.
5. Unregistered vehicles or vehicles with expired digital parking permits will be subject to immobilization, tow, and/or fine at owner's expense.
6. **Vehicles found to be in violation of the community's parking restrictions will be subject to immobilization and tow. Boot removals will be performed at a fee of \$140.00. Impound and vehicle recovery fees are assessed by towing providers at variable rates.**

## Parking Restrictions

*As defined by the STRATTON FLATS MASTER ASSOCIATION, INC. RULES AND REGULATIONS*

1. The number of vehicles parked at each Site is limited to the number of vehicles which can be completely contained in the garage and on the Owner's private driveway.
2. No parking shall be permitted on the streets. This restriction, however, shall not restrict trucks or other commercial vehicles within Stratton Flats, which are necessary for construction or for maintenance of the Common Elements or Sites. In the event that the Master Association shall determine that a vehicle is in violation of this rule, then a written notice describing the vehicle may be personally delivered to the owner thereof, if known, or shall be conspicuously placed upon the vehicle and the vehicle may be booted or towed at the owner's expense.
3. No vehicle, trailer or vehicle accessory shall impede snow plowing of the streets. If any such vehicle or accessory is allowed to impede snowplowing then such vehicle may be towed at the owner's expense without notice.
4. Vehicles parked in fire lanes or reserved spaces, if any, may be towed without notice at the owner's expense.

## Violations of Vehicle and Parking Rules

*As defined by the STRATTON FLATS MASTER ASSOCIATION, INC. RULES AND REGULATIONS*

1. Any violation of the Master Association's Vehicle and Parking Rules shall subject an Owner to the rights and remedies allowed or provided to the Master Association in the Declaration, and shall also subject the Owner to a reasonable fine assessment imposed by the Board as set forth in the Master Association's Enforcement Policy.