

Manager's Memo

Dear Stratton Flats Residents,

Allow me to introduce myself as your new Association Manager, Zach Daly. My tenure starts from July 1st, 2023, as Scott Wright, who has faithfully served Stratton Flats for several years, steps into retirement.

In this new role, I'm committed to collaborating with all residents and stakeholders, focusing on making Stratton Flats an even more vibrant and enjoyable place to live. You can reach me directly at manager@strattonflats.com. I endeavor to respond within 1-2 business days. For topics that may benefit from a more in-depth conversation, I'll provide a link to my calendar for a 15-minute virtual call.

Communication Corner

As I begin my journey as Association Manager, I have a clear vision for enhancing communication and engagement within Stratton Flats:

Spanish Translations: In a move to embrace our diverse community, all community updates, website content, and relevant communication will include Spanish translations, making information accessible to a wider range of residents.

Website Revamp: We're looking at an extensive upgrade of our existing website to ensure intuitive navigation and more streamlined access to essential information for all residents.

Community Forum: Part of our website upgrade includes a resident-driven forum where you can share information about upcoming community events such as garage sales, cookouts, and more.

Events

Bravo Community Concert | Friday, July 28 @ 5:15 PM | Spring Creek Soccer Field

Get ready for a harmonious evening in the neighborhood! Our partners at Spring Creek Apartments and Habitat for Humanity Vail Valley are inviting all Stratton Flats residents to a delightful community concert on **Friday, July 28th** at the Spring Creek Soccer Field.

We recommend bringing your favorite lawn chair or blanket to enjoy this free event under the summer sky. Plus, the beloved local Churro truck will be on site, offering up their deliciously sweet snacks. Mark your calendars!

Event Details: <https://tinyurl.com/bravoconcert>



Community Briefs

Enforcement

After the grace period ended in June, I want to emphasize that community rules are in full effect. Particular attention is being given to health and safety regulations like:

- Parking situations that block sidewalks
- Parallel or perpendicular parking designed to fit more vehicles
- Parking on areas meant for landscaping
- Street parking
- The presence of unused, inoperable, or unregistered vehicles

These rules are designed to ensure a safe and comfortable living environment for all residents and are not meant to be punitive. Violations that compromise safety will be addressed swiftly, and we are actively working on pragmatic solutions for any parking challenges.

Long-Term Parking Permits

Are you a townhome owner or resident seeking additional parking solutions? Spring Creek Apartments has an offering just for you. Starting Monday, July 10th, they are issuing long-term parking permits for their lot along Nighthawk Circle. These permits, being offered initially on a first-come-first-served basis, are specifically targeted towards households with driveway parking that only accommodates two vehicles. At present, only one permit per household is available, but a second permit could become an option in the future depending on the usage of the available inventory. Applications for the permits should be filled out in-person at the Spring Creek Apartments leasing office. The cost is a monthly fee of \$50.00 per space for a 12-month term. Please note that an Early Termination Fee of \$100.00 applies if the agreement is ended before the term. For any inquiries or more details, please contact Spring Creek Apartments directly at (970) 855-2233.

Project Progress

Irrigation System: Unfortunately, as our landscaping contractor began the process of activating the system for this year, they unearthed a myriad of issues that have necessitated extensive repairs and upgrades. We truly appreciate the community's patience during this time.

As of July 3, 2023, the primary irrigation clocks for both the townhome and single-family sectors are up and running. However, lingering issues with some valves and decoders are causing operational inconsistencies in certain zones, impacting multiple residences throughout Stratton Flats. Understandably, the delay in having a fully operational irrigation system deep into summer is causing some frustration.

We are actively taking measures to address this situation, including scheduling upgrades to the irrigation system to bolster its reliability and ensure readiness for activation at the start of next season.



I am actively collaborating with the landscaping company to rectify these remaining issues as swiftly as possible. To make sure no issues are overlooked, I am compiling a comprehensive list of all remaining problems and the individual units they impact. While I may have already spoken with you directly about these concerns, I kindly ask those still experiencing irrigation issues to fill out the [Irrigation System Reporting Form](#) using the URL below. Having a consolidated list will enable us to discuss and address the remaining issues more effectively with the contractor.

Please be assured that resolving these irrigation issues is currently my top priority, and we are seeking firm commitments from the contractor regarding a definitive timeline for the remaining work. I am committed to keeping the community updated on our progress. Thank you for your understanding and patience.

Irrigation System Reporting Form: <https://tinyurl.com/strattonflats>

Fence Staining: In our ongoing efforts to enhance the aesthetic appeal of Stratton Flats, a fence staining project for all exterior-facing fences is being planned. We ask that residents start removing any items leaning against these fences to facilitate this process.

Your Voice

The Association values your input, patience, and understanding as we navigate these projects and changes. I am eager to learn more about the community from the people who know it best - the residents. Your contributions will guide us in making Stratton Flats a more vibrant, welcoming, and safe place to live.

Zach Daly

Association Manager

**Stratton Flats Homeowners'
Association**

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URL: www.strattonflats.org/newsletters

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