

Manager's Memo

Dear Stratton Flats Residents,

For those who might not know or didn't see last month's newsletter, my name is Zach Daly and I've taken the baton from Scott Wright as your Association Manager, who faithfully served Stratton Flats for many years before retiring in June.

Your feedback, support, and collaboration are key to enhancing our community, and I continue to be available at manager@strattonflats.com.

Communication Corner

Stay tuned for our newsletters, ranging from monthly to quarterly, focused on keeping you updated on projects, events, and community news. Your involvement is vital to our success, and I encourage you to engage actively.

Events

**Downvalley Get Down | FREE Community Concert | Wednesday, August 9, 2023, 6:00 PM - 8:30 PM |
Lundgren Amphitheater Field, 789 Valley Rd, Gypsum, CO 81637**

Join fellow residents of the Gypsum Community at the Downvalley Get Down! The August 9th concert will feature Tara Rose & The Real Deal, promising a thrilling evening with their unique blend of string/bluegrass. Music starts at 6:30 PM. Gather friends and family, and don't miss out on this summer sensation!

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



Community Briefs

Enforcement: Parking on sidewalks continues to be a problem. Residents, please be aware that this is a significant safety concern, and fines will be levied if violations persist.

Monthly Parking Permits: The monthly permit lot on Nighthawk owned by Spring Creek Apartments is now full, except for two remaining motorcycle spots.

Special Permits

Stratton Flats now offers temporary special permits for residents needing to park vehicles or guest vehicles in guest parking areas for limited durations without counting towards the 120 free hours per month. These permits can be used for situations such as out-of-town guest visits, medical needs, or garage cleaning. Here are some key details:

- **Limitations:** Only one special permit per 90-day period will be allowed per resident.
- **Manager Discretion:** Approval is subject to manager review, and these permits are not intended for overflow vehicle parking (i.e., vehicles that don't fit in garages or driveway areas).
- **First-Come, First-Served:** The availability of these permits is limited.
- **Application:** Special permits may be requested using the form at the link [here](https://tinyurl.com/SFpermits), or at <https://tinyurl.com/SFpermits>

Project Progress

Irrigation System: The community's irrigation system has faced unforeseen and complex challenges. Recent updates from the irrigation company indicate that repairs to the 4" mainline were successful, but problems with the Townhome and Common area clocks persist. Intensive efforts are ongoing to rectify this.

Regrettably, it's possible that some parts of the system may not come online this season due to extensive damages and antiquated components requiring replacement. These damages include those caused by Comcast's boring work last year, which continues to present challenges.

Our irrigation company is committed to getting the remaining zones online as quickly as possible. However, significant upgrades and repairs might necessitate waiting until the offseason. We are assessing the full scope of work and scheduling repairs for early fall.

We understand the depth of frustration and inconvenience this has caused, especially considering the associated irrigation fees. Rest assured that our primary goal is to have the system fully operational by next spring, and every possible measure is being taken to resolve current issues. We are grateful to all residents for your patience and trust as we navigate this complex situation.



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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