

# Dos Rios III HOA

Good day Homeowners,

January 30, 2023

The HOA Board would like to let everyone know what occurred at the Nov. 30th Board Meeting. This letter will give you the highlights of that meeting. To get the details, please go to our HOA website and read the minutes of the meeting, <http://dosrios3.com>.

The board is in the process of working with County Road and Bridge to discuss road signs and speed limit signs, as well as road improvements around the mailboxes.

Three committees have been created to work on recurring HOA business and projects. Please look at these committees and if you have an interest in serving on one of the committees please let a board member know. If there are several people interested in the same committee we may limit the size. The Committees are:

1. **By-laws/Covenants Committee:** This committee will be meeting with our HOA Lawyer Mr. With, to review all of our By-laws and Covenants and recommend any needed changes so that they are in accordance with Colorado Common Interest Ownership Act (CCIOA). 2022 brought several changes with several new laws being enacted by the Colorado Legislature and signed by the Governor, which will affect HOA's. Once this committee makes its recommendation, we will provide that information to the members and hold an election on those changes. We would like to add one more member to this committee which currently includes Sean McCormick and Russ Halprin.
2. **Noxious Weed Committee:** This committee will assess noxious weeds in the area. Look at ways to educate and inform our members as to why and how noxious weeds may be treated and how to minimize impacts to non-target species. They will explore ways to work with the County and Golf Course to coordinate the treatment of noxious weeds. The chair for this committee is John Nelson and we are looking for a minimum of 2 more members.
3. **Architectural Committee:** This committee will remain active even though there are only a few lots left to build on. As homeowners look to add on, update their exterior or plan a fence or out building the Architectural committee will need to approve those projects. We are looking for the addition of 1 more member to this committee. The Committee currently consists of Jennifer Barvitski, Steve Westbay and Mark Hatcher.

This is a reminder to anyone contemplating changes to the outside of their house or changes to your property, you can find the application for improvements to start the approval process on the Dos Rios 3 web page (<http://dosrios3.com>). From the Home Page click on the “Menu” button and scroll down to “Architectural Review”. Some of the information needed regarding any plans; a drawing of the lot showing where construction will occur, You may also need to send samples showing materials and color schemes of the proposed project. Specifics of what the committee might need can be found in Section 5 of the Covenants also available on our web site.

As we move into this new year it seems like a good time to review some of our covenants. If you are like me it has been a long time since you looked at our covenants. The covenants are what we have all agreed to live by when we purchased our lot. I have listed a short version of many of the covenants below for review. You can find the entire Covenants on our Web Page (<http://dosrios3.com>).

- **Section 4 Lot Use:** All lots within Dos Rios Unit 3 shall be used exclusively for single family dwelling. No business or commercial activity shall be conducted on any lot.
- **Section 7. Temporary Building:.** No mobile homes or temporary buildings of any nature.
- **Section 8. Animals:** No animals allowed except 2 domesticated pets.
  - **Section 8. A.** No pets shall be allowed to run at large. Animals shall be enclosed within a fence or on a leash.
- **Section 12. Fences:** Fences, hedges, walls and landscaping devices may be allowed after written approval by the Architectural Committee.
- **Section 14. (Amended Sept 2005) Exterior Storage of Vehicles and Recreational Equipment:** No more than 3 vehicles or items of recreational equipment (examples are campers, utility trailers), or combination thereof, shall be stored upon any lot, outside of the garage,... they must be fully operational and where required by Colorado statute, have current registration.... For purposes of this paragraph, recreational equipment includes boats, campers, motorcycles, snowmobiles, golf carts and other similar items.... When more than one item of recreational equipment is kept upon or within a trailer which is currently registered and displays a current number plate they shall be considered one vehicle.
- **Section 16. Repairs:** All buildings and structures shall at all times be kept in good and proper repair and in an attractive appearance by the owner thereof.

If you have any questions concerning any of our covenants please contact the board using the contact information on our website or send an email to [dosrios3hoa@gmail.com](mailto:dosrios3hoa@gmail.com).

As we move toward warmer weather, now may be a good time to look around our homes and lots and see if we are meeting our Covenants.

\*On a different note we have been contacted by Dos Rios 1 HOA concerning their common area which is all of the vacant land behind the houses on the west side of upper Fairway Lane. They have received complaints from some of their homeowners of snowmobiles using Dos Rios 1 common ground, coming from Dos Rios 3. They have asked we remind our homeowners to respect their common ground.\*

One last item, we have found out at least one person has received a fake email impersonating a board member requesting gift cards. It turns out that scammers get board members' names and email addresses from our HOA website and then use a similar looking email address and one of our names to try and get you to purchase gift cards. If you receive an email asking for any kind of donation from any board member please ignore and delete the email.

Wishes to all for 2023 to be a good year.

Sincerely,

*Mark Hatcher*

Mark Hatcher  
Dos Rios 3 HOA President

## **Notice of Dos Rios III HOA Board meeting.**

DATE: MARCH 14, 2023 AT 4:00 PM

# *Dos Rios III HOA*

## **Board of Directors Meeting**

**Date:** March 14, 2023, 4:00 PM

**LOCATION:** GUNNISON COUNTY LIBRARY CONFERENCE ROOM

### AGENDA

1. Roll call
2. Proof of notice of meeting
3. Reading and Approval of last meetings minutes
4. Committee reports
5. Unfinished Business
6. New Business
7. Adjournment