

# Dos Rios 3

## Homeowners Association

---

**April 29, 2023**

Good day Members,

It has been a few years since we've had winter hang on this long. I assume most of us are ready to enjoy some warm dry days and see a green lawn, I know I am.

I want to take a few minutes and let everyone know what transpired at the March 14th HOA Board meeting. The minutes of the meeting should be out soon and posted to our website <https://dosrios3.com>.

We continue to work on the condition of pull offs at the mail boxes and signage in the neighborhood for speed limits and street names. We will be meeting with the County now that things can be seen and winter plowing is hopefully complete.

One item of new business I want to specifically talk about is the Board decision to create a Covenant Committee. We are looking to have about 3 interested people for this committee. The committee will have two basic tasks:

- 1.) Review the covenants and where covenants are not clear make recommendations to the Board on how that Covenant should be interpreted. An example of this might be covenant 18, which states all surface area disturbed by construction shall be promptly returned to its natural condition. One question to answer might be; How long is promptly? Is it one growing season or two? The Covenant committee would then make a recommendation to the board to adopt a time line.
- 2.) Inspect the neighborhood as a committee to report to the Board on possible infractions to the Covenants. The Board wants to be clear that enforcement of any covenant violation will not be part of the Covenant

committee's duties. Enforcement will be the responsibility of the HOA Board.

Please consider serving on the Covenant Committee, if you are willing please let the Board know by sending us an email to [dosrios3hoa@gmail.com](mailto:dosrios3hoa@gmail.com). If you have any comments or questions about this committee please send those to the same email.

The Board also made the decision that beginning this September we will pursue delinquent dues, as per the HOA bylaws. Friendly reminders will be sent before any further action is taken. It is only fair that all members should pay their annual dues, an agreement made when we purchased our lot.

Now that the snow has melted and the large snowbanks are retreating, I've discovered a long forgotten item that was buried in the snow that I need to clean up. With green up and yard work beginning, now is a good time for all of us to look at our property and make sure we are all in compliance with the Covenants. For our HOA, a slight twist of the old rancher axiom might apply. For ranchers, *good fences make for good neighbors*. In our neighborhood it might be, *good yards make good neighbors*.

The next scheduled Board meeting is June 8th 4:00-6:00 PM at the Gunnison County Library.

Hoping nice spring weather will arrive soon and hang around for a while.

*Mark Hatcher*

**President Dos Rios 3 HOA**