

# Dos Rios III HOA

P.O. Box 7080  
October 13, 2024

Good Day members,

What a wonderful fall we are having! If the leaves were not turning yellow, I would think we are still in summer.

I want to take a few minutes to update you on what occurred at the Annual Membership Meeting and other business occurring with the HOA.

The annual meeting was held September 24th at the Dos Rios Golf Club. We had a nice turnout of about 21 members who came together to visit and take care of some business. The minutes of the meeting will be posted to our website [dosrios3.com](http://dosrios3.com), so I will not give you all of the details here.

Our Covenant Committee has been meeting and is moving forward with proposed changes to the covenants. Once the committee has made their recommendations to the Board, the Board will review those recommendations. We will then meet with our attorney to ensure the language is correct and meets state law. Next, we will put the final proposed changes to a vote of the membership. To pass, each change to the covenants we will need a "yes" vote from 75% or more of the membership. It has been a slow process because we want to make sure it is done correctly. It is important to note that until changes have been voted on and passed, the current covenants are what we need to follow. Please review the covenants on our website, [dosrios3.com](http://dosrios3.com). Also, please understand that the Board has no choice but to enforce any covenants when we receive a specific complaint.

This week I was reminded how important it is to periodically review the Covenants to ensure we are meeting them. My wife and I received a letter informing us that we are in violation of the covenants because of signs placed in our yard. Section 10 of our Covenants bans all signs placed on the lot, unless approved by the Design Committee. Knowing it is election season, we did some investigation and under Colorado State Law HB21-1310, and in consideration of the 1st. Amendment of the Constitution, the HOA cannot prohibit the placement of signs and flags. HB21-1310 amplifies and broadens homeowner protections, requiring an HOA "to permit the display of any flag or any sign at any time subject only to reasonable content, neutral limitations such as the number, size or placement of the flags or signs, or prohibitions against commercial messages." This most likely adds additional work for our Covenant Committee. For this year, place your signs, the Board just asks that you please remember we are a neighborhood and to keep the number and size reasonable.

Sean McCormick was reelected as the Vice President for a 3 year term by unanimous vote. Thank you, Sean. Mark Turner volunteered to accept an appointment as Treasurer to fill the position after Doug Gorman moved away. Thank you, Mark.

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In other news, a proposed 2025 budget was presented and approved by the members. Due to the cost of mailing, doubling of insurance and having another year of the spring clean-up dumpster, revenue from our dues does not cover the expected expenses. An increase in the dues was proposed to come closer to covering the annual budget but would still require we use money from our reserves. The motion was made and passed unanimously to raise the dues to \$50.00 per year. With the changes made in our HOA Fiscal year by the Board, you will now receive your bill in December for 2025.

We are planning to have a dumpster available again for spring cleanup in 2025. The plan is to have a dumpster available for items needing to go to the dump, another available for yard waste to go to the city tree dump and to coordinate with Six Points to have their truck available for items people might wish to donate to them. Six Points was present this year and did receive several items. Unfortunately when we knew Six Points could come, we had already sent out our newsletter. Thank you Anita Halpren for arranging for Six Points to be there.

Other news, our radar signs are in and we will be trying to get them placed and operating soon. Again, one will be located on Fairway Lane, thanks to the Westbays and Colemans. The other sign will be near the mailboxes on Tomichi Trail.

Dos Rios 1 has contacted us and would like us to remind people living on the west side of Fairway Lane above the Y to not dump your grass clippings over your fences onto their property.

As we do our fall work getting ready for winter Dos Rios Sewer and Water again want to remind people to check their sump pumps and ensure they are not going into the sewer.

Thank you to all of you who were able to come and participate in the annual meeting. We hope we can keep that number increasing each year.

**The Board would like to make this our last newsletter by US Mail, if possible. We are planning on sending out these newsletters and HOA notifications by email starting in December. So if you have not given us your email yet, please do so. Go to [www.dosrios3.com](http://www.dosrios3.com), scroll to the bottom and click, "Join HOA Newsletter".**

If you have any questions or comments you can call any of the Board members, leave a comment on our website or email the Board at [dosrios3hoa@gmail.com](mailto:dosrios3hoa@gmail.com).

Sincerely,  
Mark Hatcher  
President: Dos Rios 3 HOA