

## LANDSCAPE REMINDERS

The Springs HOA Board of Directors has received several questions recently about landscaping, so we thought a few reminders might help to clarify responsibility.

1. The three-foot perimeter around each home is the responsibility of the homeowner.
2. The HOA maintains the common area and the grass and trees on each lot.
3. Each homeowner owns their own lot and everything on it, including trees and landscaping, but the HOA MAINTAINS the grass and trees.
4. The grass is maintained by watering, mowing, weeding, and fertilizing.
5. The trees are maintained by trimming and removing when necessary.
6. The HOA will remove trees that are dying or present a hazard.
7. It is up to the homeowner to determine if any landscaping is necessary around the area where a tree has been removed and seek approval from the Landscape Committee to landscape that area.
8. A homeowner may ask the Landscape Committee to remove a tree that is not hazard, dying or a but it must be done at the homeowner's expense.
9. Anything on a lot (not common area) that is **not grass or trees** is the responsibility of the homeowner.
10. Forms to submit a landscaping request on an individual's lot (outside of the three feet) are available on The Springs HOA website as well as the Keystone Denver website.
11. **ANY QUESTIONS SHOULD BE DIRECTED TO OUR HOA MANAGER, ANNIE DOUGLASS.**



## COMPLIANCE WALK

**THE SPRINGS HOA BOARD OF DIRECTORS COMPLETED THEIR ANNUAL COMPLIANCE WALK ON JUNE 5, 2025.**

Properties that needed exterior maintenance or yard work within their 3-ft. perimeter were mailed a compliance letter. We greatly appreciate those homeowners' prompt attention to correcting the issues that were pointed out. **There will be a follow-up compliance walk on July 11, 2025 at 9:00AM to ensure the violations have been corrected.**

**PLEASE CONTACT OUR HOA MANAGER, ANNIE DOUGLASS, IF YOU HAVE ANY FURTHER QUESTIONS.**

## MAILBOXES



Over the last few months, over thirty of our neighbors have installed the new locking mailbox recommended by your HOA Board of Directors. If you are interested in making the switch, below is the model that you can purchase through Amazon or buy locally at Home Depot:

**Architectural Mailboxes 6300B-10 Oasis 360 Locking Parcel Mailbox, Extra Large, Black, 6300B-10**

After you install a new mailbox, contact Roger Hughes at [rdhughes66@gmail.com](mailto:rdhughes66@gmail.com) and he will install the address numbers on your mailbox. **If you have an old mailbox that has seen better days, we have a few newer mailboxes that are available if you want to exchange.**

## POST OFFICE REQUEST

**If you receive mail that does not belong to you,  
the Post Office requests that you write  
on the envelope “WRONG ADDRESS”  
and leave it in your mailbox.**

**This will inform the mail carrier  
that he has made a mistake.  
Thank you.**



## OLDER HOMES

We love our homes here in The Springs HOA and like anything that ages, so do our 30+ year old homes. This is not to worry you, but to simply make you aware. Recently a few neighbors have experienced the following.

**YOU MIGHT CONSIDER HAVING A PLUMBER OR A HANDYMAN ASSESS YOUR HOME FOR POSSIBLE:**

- Blocked sewer lines.
- Copper pipes with pin-sized holes causing water damage.
- Water pressure valves set too high.

## COMINGS AND GOINGS



### WELCOME TO...

Carol & Chuck Schneebeck, 310 Diamond Circle  
David and Colleen Dufresne, 107 Fairfield Lane  
Lloyd Reese III, 204 Fairfield Lane  
Bob and Betsy Becker, 426 Fairfield Lane

**WE ARE DELIGHTED YOU ARE HERE.**



### SORRY TO SEE YOU GO...

Patricia and Jim Deitz

**YOU WILL BE MISSED.**



### WITH SYMPATHY...

We are sorry to hear that our neighbor Patricia Butler has passed away.

**OUR SYMPATHIES GO OUT TO HER FAMILY AND FRIENDS.**

## OPEN BOARD POSITIONS

Our HOA Board of Directors is comprised of five members: PRESIDENT, VICE PRESIDENT, TREASURER, SECRETARY and one MEMBER AT-LARGE. Each member serves for two years and has the option to run again for another two-year term. We ask that you begin considering being part of this active and important Board of Directors. This November, at our Annual Meeting, we will be voting for three members.

**More information will follow in September.**



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Owner Portal  
[keystoneconnection.net](http://keystoneconnection.net)

