

## Cottages at Hobble Creek Quarterly Update

Cottages Community Members,

The HOA board has made some changes since April 2024. The current board consists of the following community members–

- Scott Hill – President
- Karen Tusting
- Anne Dimond (our most recent member voted in on April 1<sup>st</sup>)

We would like to acknowledge and give a big THANKS to the following individuals who have served our community for the past several years. The following have completed their service and we are grateful for their time, talents and energy that they provided to our community:

- Bob Ferguson – President of the HOA
- Jacqueline Rasmussen – HOA Board Member, Treasurer
- Kirk Rasmussen – ARDC
- Jonathon Berry - Secretary

We would like to provide you with a several updates on Roads, Landscaping, Community Zoom Meetings and a reminder of our policy on Pets.

### ROAD MAINTANCE:

The roads inside our gates – Hillside Dr, Meadow Dr and Court will have a crack seal in July. Weeds in the road cracks were sprayed end of June to prepare for crack seal scheduled for July date TBD. Cottage Dr was included in the spray of weeks in the cracks to prevent further expansion of cracks, it is not included in the upcoming crack seal in July. For more information on the crack seal please contact Scott Hill.

### LANDSCAPING:

The thistle in our community has been sprayed twice in May and June. We will have one more additional spray done for the thistle. The thistle is a hardy plant and takes several applications of weed killer to eliminate them. We will have an update on thistle for Fall 2024 and Spring 2025 soon.

In April the median was cleaned of dead leaves and debris, we will have another cleanup of the median in the fall of 2024 to remove fallen leaves, weeds and debris.

### COMMUNITY ZOOM MEETING:

We will be changing the community zoom meetings to once a quarter. We will meet the following months on the 2<sup>nd</sup> Thursday of the month at 7 pm (unless otherwise advised):

- January
- April
- July
- October

Our next community zoom meeting is scheduled for Thursday July 11<sup>th</sup> 7 pm. Please mark your calendars. We will provide a link to the meeting a week prior.

If you have concerns that need to be addressed prior to our quarterly community meeting please contact the HOA Board via email with your concerns and we will address it as a board and if needed call a community meeting to review and discuss your concerns.

#### PETS:

Recently one of our community members was bit by another community members dog while they were walking their dog who was leashed. The incident occurred in front of the home of the dog who bit the homeowner on a walk. The dog was outside on the owner's property, not on leash, when it ran out to the street and bit the other homeowner.

We ask that all dog owners please follow the CCRs rule to have pets leashed when not on the owner's lot. The Board also requests that when dogs are on leash and not leashed outside on owners' property that they are under control by the owner. Dogs are territorial, if you are unable to keep you dog under control by voice command or another method, please have your dog on leash when outside on your property. We appreciate the cooperation of everyone in making our neighborhood save for all.

- Per Article IX USE RESTRICTIONS 9.5 Pets page 22

"All dogs must be on a leash except when on the Owner's Lot. All pets must abide by all pet Rules adopted by the Board. Pets may not create a nuisance and the Board shall have the sole discretion to determine what constitutes a nuisance. Owners shall be liable for any and all damage caused by their pets to other Lots, individuals, or the Common Areas."

#### GATES:

Please provide the gate code, #6677, to your guests and work crews. Please do not use the emergency gate code, #0000, for guests and work crews as this is code is for emergency crews. The Board asks that you don't place a sign with our gate code at the gate for quests, work crews or large events, as it provides not only your guests/crews the code but anyone coming to our gate that day when a note is placed at the gate. The community's objective in having gates is to keep our roads private and to protect our personal properties. We appreciate your cooperation.

Again, if you have any questions or concerns, please contact the HOA Board by email so we can respond to your quires in a timely fashion. As a reminder per our CCRs – please review 6.6.1 Submission of Lot Owners Requests/Concerns to the Board to help us better address your needs.

Respectively

The HOA Board

Scott Hill  
Karen Tusting  
Anne Dimond