



The Viewpoint

SGR COMMUNITY NEWSLETTER FOR
SEPTEMBER 2024



THE NEXT BOARD MEETING WILL BE ON
Wednesday 10/09/2024 @ 6:30PM
@ THE RIDGELINE COMMUNITY CENTER (RCC)!
All community members are invited to attend!!!

**The Office will be
Closed 9/23 - 9/27**

KEY CARD REMINDER:

On Tuesday October 1, 2024 all security key cards will be deactivated. This means you will not be able to access the community center and its amenities. To have your key card turned back on (reactivated) you will need to bring your card, and a photo ID with you into the HOA office to sign a new Key Card Agreement. There will only be two (2) key cards issued per lot and one (1) key card issued per person so if you have 2 cards you will need to have 2 people come in with a photo ID.

Beginning October 1st the office will be open modified hours to provide the opportunity for community members to come in afterwork and have their cards reactivated. Beginning 10/1/24 the office hours on Tuesday/Thursday will be 9am - noon and 4pm - 7pm. This will be in effect the first 2 weeks of October only. Monday/Wednesday/

Board Member Interest Meeting:

An informal meeting will be held by the nominating committee for community members who are interested in being a candidate for the Board of Directors 2025 election. The nominating committee will address topics such as board duties, legal/ethical responsibilities, & the time commitment required. You are welcome to ask the committee questions as long as they are on topic. Date and time of meeting will be announced once confirmed (around the 1st week of October 2024).

Annual HOA Packets:

It is quickly approaching the time of year when HOA annual packets will be sent out to owners. These include valuable information on the HOA's financial outlook for the next year, board candidate information, election forms, the next years budget, and annual HOA assessment payment information. Packets will be sent out electronically again this year so if you have changed your contact information including email address please contact the office to update. Packets will be mailed to owners via USPS by written request only

REAL ESTATE SCAM COMMUNITY ALERT...

I recently received an alert from a member of the SGR community regarding a real estate scam that has been occurring in Colorado, this has now happened within our community. It's primarily associated with vacant lots with out-of-state owners usually held under an LLC or in a trust. As I understand it, criminals represent themselves (via phone) to a real estate agent as the "owner of the property". They then sign actual listing contracts with that agent. The agent then lists, puts a sign up, and markets the property. The buyers are urged by that "seller" not to use a title company to save money. Most people will question this, however, many have not. Eventually, they find that the owner-of-record was not the seller and their money is gone. There is no recourse, the scammer is in the wind.

Please be aware that this is just another way for criminals to "take your money"! If you find that someone is attempting to scam you in this way, contact the Colorado Bureau of Investigation (CBI) immediately! It may also be good practice to perform a Google search from time to time using your properties address and if you find activity that you did not initiate check into the

ACTIVITIES FOR COMMUNITY MEMBERS:

BUNCO

3rd Tuesday Monthly Starts at 6pm

EVERYONE FROM NOVICES TO EXPERIENCED PLAYERS ARE INVITED TO COME AND PLAY THIS DECEPTIVELY SIMPLE DICE GAME MONTHLY. THE GROUP MEETS AT THE RIDGELINE COMMUNITY CENTER & BUY IN IS \$6.00 PER PERSON. YOU ARE WELCOME TO BRING PLAYERS OUTSIDE OF THE SGR COMMUNITY TO PARTICIPATE! FOR MORE INFORMATION PLEASE CONTACT KAREN PARTAIN AT (970)379-1058.

Community Game Night

3RD THURSDAY OF EACH MONTH 5PM - 7PM

ADULT GAME NIGHT AT THE RCC. ONCE PER MONTH THE SGR COMMUNITY IS INVITED TO MEET AT THE COMMUNITY CENTER TO PLAY GAMES AND HAVE SOME FUN. YOU ARE WELCOME TO BRING YOUR FAVORITE GAME WITH YOU OR WE WILL HAVE A SELECTION OF GAMES TO CHOOSE FROM. VERY CASUAL AND YOU ARE WELCOME TO BRING A FRIEND ALONG (EVEN IF THEY DO NOT LIVE IN THE SGR COMMUNITY).

Reminder On ACC Submissions.....

1. You need to complete and submit an ACC **Repair & Upgrade form** for **any** changes you are making to the exterior of your home or lot.
2. Submissions must be turned in for ACC review and approval **PRIOR** to the work being started (or completed).
3. The repair and upgrade form can be found on our website at spyglassridge.org under **DOCUMENTS**. This is also where you can find all other SGR forms you may need. **DOCU-**
4. The ACC meets twice monthly on the 2nd and 4th Wednesdays of each month. **MENTS.**

Submissions must be received no later than noon on the Friday before a meeting to be placed on the agenda for the next meeting.

(This means by noon on the 1st and 3rd Friday of each month)

5. Work that is done without prior approval could have to be corrected at owners cost and could be subject to assessed fees issued for violations of HOA rules.
6. **If you have any questions regarding this process please contact the office by email, phone, or in person. I would be happy to help!**