

The SPRING 2023
NELSON FARM
HOMEOWNERS ASSOCIATION
NEWSLETTER

GATE CODE

for NFHOA members only...
Gate codes were mailed in April. They are not available here for security reasons. Homeowners can access newsletter with code at TownSq (<https://app.townsq.io>) or call Associa at 970.407.9990.

Pool & Tennis Security

If you see something that is not right, suspicious, or broken (e.g., part of the pool fence or sprinkler) please let someone know or contact the Board and our managers. Every homeowner is responsible for helping maintain security and access to the pool and to the tennis courts. Please keep these gates closed and locked after you enter. The gate code and access is for members only. If you share this code and give access to others, you are putting yourself and the association at risk. You are subject to a loss of family privileges. Everyone is required to sign in at the front table of the pool and be verified as to their residency in NFHOA. We ask that you regularly comply with this sign in, and please be courteous to those checking your NFHOA membership. This is done for protection of The Nelson Farm HOA and to help control our annual fees. Guests of yours at the pool and tennis courts require that a homeowner family member be present. A full list of pool rules is available on the website.

Rental Properties and Trust Ownership

For homes that fall under these categories, please provide Associa Colorado with the full names of those that you are giving the right to use the amenities. Otherwise their names will not be on the NFHOA list and not allowed admittance to the pool. If you give a renter access, then you are forgoing your right to use the facilities.

<i>2023 Board of Directors:</i>	President-Bryse Collins
Vice President-Sarah Putman	
Secretary-Jon Rentfrow	Director-Chris Ivy
Treasurer-Keith Elliott	Director-Marshall Flug
Director-Dave Meyer	

Changes on the Board, in Associa and Staying Connected with all of us:

NFHOA News for 2023

By Nelson Farm Board of Directors

This news is likely the only hard copy of general correspondence that you will receive from the Board this year. All other updates and announcements will be emailed and posted to our website at nelsonfarmhoa.com (instructions for signing up are provided on the next page of this newsletter). In addition, these communications will also be emailed and posted to TownSq, Associa Colorado's website (instructions were included with your invoice mailing, and if needed, contact Associa for assistance in signing up with a user number and password to this HOA members only website). If you are not signed up for email and news from this site then you will miss timely information that we need to communicate to you. This includes alerts about the pool, tennis courts, safety issues, your home ownership, and living in Nelson Farm. Both of the websites contain useful homeowner information, FAQ's, our covenants, instructions for contacting the Board or Associa, forms you use to submit for an Architectural Review, notices of activities within The Nelson Farm, and a calendar of pool hours and events. Minutes of the Annual and Board meetings, financial reports, and other ongoing events within the NFHOA are regularly posted to TownSq (an HOA members only site).

Annual Dues Payments are Past Due

As of May 1, 2023 dues are past due and you can expect to start to incur late fees. The annual dues assessments are **\$455**. You received an invoice in March for this. If you have any questions, problems with payments or late fees, then contact **Deven Killiri**, our associate manager, at **970-204-7784**. Her email is provided elsewhere in this newsletter.

Continued on next page, both columns.

Thanks to All who Help in our HOA

The Annual membership Meeting and BOARD Elections were held on 2/23/23 via Zoom. Thank you to all that participated and also for all that provided a proxy to assure we reached a quorum. The BOARD had multiple positions to fill. Dave Meyer & Jon Rentfrow were elected. Chris Ivy volunteered at our 3/20/23 Board meeting. The full current BOARD is listed on the header of this newsletter and on our websites. Please express your thanks to these volunteers and to the three members of our ARC who each are serving for multiple years. If you are interested in serving in any capacity please let one of us or our community manager know. Thank you to our volunteers, we try to acknowledge everyone during the year using one of the emails for news items that are sent out and posted to the websites.

Architectural Review Committee (ARC)

Homeowners are required to submit a request and review form to the ARC for any changes to the exterior of a property before work begins. This includes landscaping, painting of the house exterior, roof replacement, fences, etc. The ARC committee provides a timely review on submitted forms. Our thanks go out to Diane Burnside, Glenn Gray, and Dave Meyer for serving on our ARC.

Full Guidelines that all NF homeowners and the ARC follow are available on both websites along with the forms and how to submit your request. The architectural review form is on the community site at nelsonfarmhoa.com Forms are submitted to our assistant community manager, Deven Killiri, at **Dkilliri@AssociaColorado.com**. Deven will then send your request to the ARC for review.

Changes at Associa Colorado

As of 2023 and introduced at the February 23rd Annual Meeting, we have a new community manager, Aimee Parker. Realignment also keeps Jenny Singleton as a Director overseeing our community managers. Our assistant community manager remains Deven Killiri. Both Deven and Jenny can provide good support to our community managers because they have a long history with Nelson Farm. Please understand that your first point of contacts are Deven and Aimee, or the Board members. Using the community website, go to the BOARD tab at the far right and then select "Contact the Board", you can send a message that will be received by all Board members and our community managers.

How to Contact Associa Colorado

Please contact our Community Manager, Aimee Parker, at **AParker@AssociaColorado.com** or our Assistant Community Manager, Deven Killiri, at **dkilliri@AssociaColorado.com** with any questions, or if you need your account ID number and help with TownSq. Please contact **Aimee** during normal business hours at **970-204-7779**, or **Deven** at **970-204-7784**. A Manager is on call 24 hours a day by calling **Associa** at **970-407-9990** for emergency issues, i.e. water breaks in the pool area.

When Are Assessments Due?

Assessment payments will continue to be due no later than April 30th of each year. If you have ongoing concerns about your account with the HOA, please contact Associa for assistance. **A reminder, payments should be sent directly to:**
 Nelson Farm HOA
 c/o Colorado Association Services
 PO Box 94045
 Las Vegas, NV 89193-4045
 Or you can pay online for a small fee by echeck.

Register for the community website nelsonfarmhoa.com. Go to this site.

At top right column find "Register for Updates". Enter your email in box and click button underneath. Check your email inbox for a confirmation email. Click link to confirm your registration. This is a community site for information that you can share.

July 4th Neighborhood Picnic

The 4th of July Picnic falls on Tuesday this year. Look for information posted later this summer at the pool and on our websites. Please follow our guidelines to help make this a safe event, if we can make it happen. If Nelson Farm would like to have the picnic this year, **we need volunteers to cook, set up, & clean up.** This is a great time to interact with neighbors, see who lives in the community, and enjoy the fun for all. The Lifeguards provide the fun and games. We will let you know more as the community responds on having this picnic with volunteers in 2023.

Pet Waste

Please clean up after your pets and do not allow them to damage the common areas. Clean up immediately after your pet whenever you walk in the community.

Parking and Storing Vehicles

Please remember that no inoperable or unlicensed vehicles may be parked on a lot unless screened from public view or parked or stored within a fully enclosed garage. An inoperable vehicle is defined as one that has not been moved under its own power for a period longer than 72 hours. Additionally, recreational vehicles (RVs) such as boats, campers, trailers and motorhomes shall not be stored or parked on a Lot for more than 72 hours unless either screened from public view behind the front setback of the Residence or parked/stored within a fully enclosed garage. The 72-hour period for RVs is allowed for loading and unloading before and after trips.

Summer Events in Nelson Farm Pool Open at Noon Friday, May 26th!

Pool hours through 7/31 - 10am-8pm. Pool hours 8/1 to 8/16 (and weekends through 9/10) - 10am-7:30pm. Pool hours 8/17 to 9/8 - 4:30-7:30pm. Pool hours on 7/4 - 11am-5pm.

LAP Swim only is from 10 – 11am on weekdays, and just half use of the pool from 7 – 8 pm on all days.

*Pool will close at 6pm Monday & Thursday if it is reserved for a private party.

Lifeguards and pool management are provided by Splash Pool Services. For information about swim lessons use their website: splashpoolservices.com.

More information and a Splash Newsletter is found on the NFHOA website. Operating details for the NF Pool are also posted there. If needed, Splash can be reached at **970-672-8778**.

The Gators Swim Team at Nelson Farm

Information on our Nelson Farm neighborhood swim team is located on our website. A separate Gator notice with the details was posted on our websites and email sent to everyone the last week of April. For the Gators website and swim team Registration Form go to: NelsonFarmGators.swimtopia.com.

This is a great swim team and as a NF resident you are encouraged to sign your children up for a fun time and to participate on the team.

Please be patient with the swim team and the pool. Last year the pool hosted the annual City Meet, this is not on the schedule this year. There will be a couple meets on Saturdays in June, look for scheduling.

Trash & Recycling We should all store trash bins out of view on non-collection days as required by the Association's governing documents and the City of Fort Collins. Old furniture, appliances and junk items left outdoors and not in a trash bin are considered a public nuisance and a potential health hazard. If you will be leaving any of these items out, call your trash provider to arrange for an extra pickup. The City of Fort Collins Nuisance Hotline at 970-416-2200 will respond to your trash complaints within the city if you are struggling with a neighbor whose trash is not properly discarded.