

SAFE 4TH OF JULY

In preparation for the 4th of July holiday, we remind all residents that absolutely NO fireworks are allowed on the property. This is to ensure the safety of everyone and their property. Fireworks are a fire hazard and can cause serious harm or damage to others; and/or their property. We ask that you refrain from lighting fireworks and instead please enjoy the holiday in a safe responsible way. Anyone seen lighting fireworks will face consequences. We appreciate your cooperation in keeping our community safe.

EXCITING IMPROVEMENTS - B&B HOMES TO START UP

Exciting news for our community! There will be a few vacant homes within Elegant Hills Park & Estates that will be becoming Bed & Breakfast Homes for daily rental. We are informing you about this to keep our residents up to date and informed! We hope you all are excited about this different change!

NOTICE OF LOT/HOME INSPECTIONS

We are informing all renters that staff will be conducting a lot/home inspection this month. These inspections are part of routine maintenance check to ensure that all properties are in good condition and meet safety standards. We take pride in our community and want to ensure that it is clean and beautiful. These inspections will be conducted during normal business hours. We kindly ask all pet owners to keep pets at a distance, tied up, and safe while staff conduct any inside or outside inspections.

WEBSITE LAUNCHING JULY 1ST 2023

A website has been in the works and will be launching to be live this month!! We are excited to share the amazing news with all our residents. As we launch, we appreciate any feedback to keep improving! The website address will be propertiesforyoullc.com. Here you will have access to your account portal, the monthly memo, staff directory, and many more features to come!


APPFOLIO OFFICIAL SWITCH

As of July 2023 you will NO longer receive a Property Matrix invoice. All invoices will be delivered through AppFolio. Attached below we will provide you with a template describing the AppFolio Statement/Invoice set up for easier understanding, and as a way for you to familiarize yourselves more with our AppFolio software and its various features. We will be working on a full data switch over to AppFolio from our current Property Matrix software. Please keep this in mind as you may see your tenant portal under maintenance when logging in.

The "Total Amount Due" section at the top (**in bold blue**) will always include everything due and past due.

The "Past Due Charges" section (**lightly highlighted in red**) will include the past three (3) months of past due charges (if any).

The "Current and Upcoming Charges" (**lightly highlighted in blue**) section will include the current month's charges that you would normally see on the previous Property Matrix invoicing system.

SEND PAYMENT TO		INVOICE DATE		
	Management Company 50 Castilian Drive Goleta, CA 93117 (904) 338-9524 <small>Please address billing disputes and written inquiries to Management Company, 50 Castilian Drive, Goleta, CA 93117. For other questions, call (904) 338-9524</small>	March 13, 2018	Custom message Please remit all payments online.	
INVOICE FOR		TOTAL AMOUNT DUE		
Beverly Mabel 23 Anyplace Anywhere, FL 32277		Payment due date Please pay this amount by 4/3/2018 \$49.50		
DATE	DESCRIPTION	TIME PERIOD	AMOUNT	BALANCE
PAST DUE CHARGES				
01 MAR	RENT	MARCH 2018	\$540.00	\$540.00
01 MAR	INSURANCE	MARCH 2018 - TENANT LIABILITY INSURANCE	\$9.50	\$549.50
CURRENT & UPCOMING CHARGES				
	PREPAYMENT		-\$500.00	\$49.50
01 APR	INSURANCE	2018 - TENANT LIABILITY INSURANCE	\$9.50	\$59.00
01 APR	RENT	APRIL 2018	\$540.00	\$599.00

NOTICE OF POSSIBLE SALE

After careful consideration, we are writing this as a notice to all tenants to inform the community that we will be in the works of putting Elegant Hills Park & Estates on the market to sell. We will keep you updated with further details regarding purchase information. We thank you for your support in our decision and ask for everyone's patience and cooperation as we continue with this process.

LEASES & UPDATED TENANT INFO

Updated info sheets have been sent out to all tenants, please fill this out and return to the office by drop box, email, or send a photo. We cannot give leases without the correct information.

Along with the updated info sheet, accounts must be kept up to date and insurance must be on file with AppFolio or by email. Leases are complete, you will be receiving a lease within the next 30-90 days. Please review, sign, and return to the office drop box or mail to P.O. Box 1178 – Cortez, CO 81321.

TRAMPOLINE OWNERS

Trampolines are not allowed in the park.

Renters with a trampoline must provide proof of insurance and sign a waiver in accordance with the park, we are not liable for any incidents. (TRAMPOLINE WAIVERS ARE NOW AVAILABLE PLEASE CONTACT EHPESTATES@GMAIL.COM)

INSURANCE REQUIRED

The following applies to all lot owners, homeowners, and renters!

Per regulation requirements, all tenants residing in Elegant Hills Park & Estates will need to provide proof of renters insurance, homeowners insurance, and/or pet insurance. All residents must obtain and provide proof of insurance to the office for lease renewal & updates to be approved. This is required, insurance must be renewed yearly and provided to the office, breach of contract of leases will be enforced.

CLEAN COMMUNITY

- Winterize your homes! make sure pipes are covered with heat tapes, and necessary coverage. Make sure windows are caulked to seal homes.
- A \$75 / hour up to \$300 maintenance fee is being charged for those whose lots are cleaned or winterized by maintenance. If you need assistance winterizing, please contact maintenance. Fees will be applied accordingly.
- All residents must keep lots clean of any weeds, trash, furniture, appliances, broken down vehicles, etc. Do not throw trash or weeds into others' yards. you will be charged for the removal of your trash from their yard. Broken down vehicles must be removed.
- **Unpainted and unstable looking owner owned homes must be painted and completed by breach of contract July 30th, 2023. We will paint your house in if you do not comply, a fee of \$1,000.00 will be charged. Homes must be painted in order to stay in the park otherwise you will be in breach of contract.**
- Do not put stuff down drains / toilets. no toilet paper, feminine products, condoms, toys, needles, bottles, glass or plastic of any kind, some flushable wipes, etc. Report any frozen pipes and minor / major leaks to the office 970-565-7000 as soon as possible!

WATER QUALITY REPORT FROM MONTEZUMA WATER CO. AND DRINKING WATER QUALITY REPORT FOR ELEGANT HILLS PARK & ESTATES IS NOW POSTED AT THE MAIL ROOM. THIS INFORMATIVE REPORT IS TO KEEP ALL RESIDENTS UP TO DATE ON MATTERS CONCERNING THE WATER IN ELEGANT HILLS PARK & ESTATES.

SURVEYING ELEGANT HILLS PARK & ESTATES & UTILITY EASEMENT RIGHTS

As required by utility companies by law, we have hired a surveyor to survey the park. Property line information will be provided to lots and homeowners to keep in compliance. We will be enforcing utility easement rights as per covenants in order to have access to the utilities and continue improving our park.

NEW WATER METERS

We have placed an order for water meters for those missing. They are in!!! We are going lot to lot improving our entire community.

LETTER FROM THE WATER DEPARTMENT

Elegant Hills Park & Estates / Elegant Hills Park Utilities Residents,

It has come to our attention that there are concerns about the drinking water. We would like to remind you that we are NOT a water treatment facility, nor do we have any way to treat or alter the water in any way! We ALL purchase water from Montezuma Water Company. If you would like to know the contents and quality of your tap water, you can go to montezumawater.org under the Water Quality tab on their website! Every month we test the contents and water quality of our tap water, staying in compliance with the CO health department (CDPHE). If you would like to test the quality of your drinking water, please let us know and we can send a sample of your tap water to SJBPH in Durango, CO. The amount for a sample is around \$50.00 If you have any other questions or concerns, please message or call (970) 852-8996.

WASTE MANAGEMENT TRASH BINS

No overfilling containers, lids cannot be more than 3 inches from the base of the bin and must be out in a clear space for the truck claw to pick up easily. As waste management picks up bins, please clean up any left-over trash that spills out.

Each tenant will be charged for each trash tote/bin.

LATE FEE STRUCTURE & NO NAME PAYMENTS

Rent - due in 7 days by 5 p.m.

Utilities - due in 10 days by 5 p.m.

\$50 rental late fee

\$25 utility late fee

Name & lot number must be on deposit slips

If you made a payment and do not see it reflected on your statement, please send proof (photo, receipt, exact date and amount, etc.) to chpestates@gmail.com in order to be verified and posted to your account.