



Dear Meadow Creek Homeowner:

What a winter we had! Hopefully you were able to be here in person to enjoy some of it. However, with all of the great snow comes the potential for damage and your Board has been busy this Spring working with Vail Management to assess the overall condition of the property and to start working on repairs. We realize that there has been some damage to the property caused by the heavy snowfall and the snow removal equipment this winter, and we are in the process of getting the necessary repairs scheduled and completed. The Board has also been investigating what can be done to address the ice buildup that we experience on some units.

With the arrival of Spring, it is also a good time to remind all homeowners of the rules and regulations and governing documents that exist for the Meadow Creek community. These documents give specific guidelines for unit remodeling, storage on decks and in carports, parking on the property, trash removal and other items that have been of concern for owners over the winter.

**REQUEST FOR DESIGN/IMPROVEMENT APPROVAL FORM:**

We know that Vail Management sent this form to all on Friday, but we would like to emphasize Meadow Creek's Amended Restated Declarations (Article II, Section 2.2) require that any changes to a unit have the approval of the Board of Directors. Remodeling a unit affects units on either side of you so it is important that the Association know when an owner is considering making changes/additions to their unit. A copy of the Design/Improvement Approval Form is attached to this letter for your reference. This form is self-explanatory; however, if you have any questions regarding the requirements on this form, please reach out to Vail Management at 970.476.4262 or [manager@vailmanagement.com](mailto:manager@vailmanagement.com).

**RULES & REGULATIONS:**

The Rules & Regulations are in place for the betterment of the entire Meadow Creek community. These articles cover what is allowed on unit decks, in unit carports and elsewhere on the property. The Rules and Regulations also address parking on the premises. As you know, there is one outdoor parking space per unit. The guest spots, while quite limited, are for the use of guests who are visiting a unit and are not to be used by tenants for an additional car. Parking is a very serious problem within the Town of Vail and therefore it is imperative that all of our units adhere to the parking constraints at Meadow Creek. The rules and regulations are enforceable by a fine to the owners whenever there is a violation. If you rent your unit, either short term or long term, you as an owner are responsible for letting your tenant know what they can and cannot do.

All of our condominium documents are located on the Vail Management website at [www.vailmanagement.com](http://www.vailmanagement.com). At the bottom of the page is the HOA link where you will find Meadow Creek's web page.

**TRASH CONTAINERS AND RECYLCE BINS:**

The trash company picks up on a regular schedule at Meadow Creek but they will not pick up furniture, Television sets, BBQ grills, vacuums, small appliances nor various other items from a unit. These items are not to be placed in our dumpsters. If you have items that you are planning to remove from your unit there are several companies in Vail who will pick up household items. Two of these companies are The Thrifty Store and Habitat for Humanity.

In 2014 the Town of Vail passed an ordinance requiring community wide recycling. Meadow Creek has recycle bins located next to select dumpsters on the property. These bins are bear proof and are clearly marked with the type of recycle waste that can be placed in these dumpsters. In addition:

- All cardboard boxes need to be broken down before they are deposited in the containers. If the cardboard is too large for our containers the Town of Vail has a large cardboard recycling area just to the west of the Town's offices in Vail.
- Items to be recycled cannot be placed in the recycle bin within a plastic trash bag. Any items placed in a plastic trash bag that are found in the recycle bin are treated as trash.
- The trash company will fine the association if they find items in the recycle bins that should not be there, including plastic trash bags with recyclable items.
- If there is any question about what can be recycled, the Town of Vail website [www.vail.gov](http://www.vail.gov) has very clear lists of recyclable items. It is incumbent on all owners who rent their units on a short-term basis to make sure that their guests know the recycling requirements within the Town of Vail.

The bears are currently out of hibernation so it is imperative that all dumpsters and recycle containers be locked after every use. The containers are not considered compliant if they are not latched properly and the Town of Vail can fine the Association for non-compliance.

**PARKING:**

In addition to the parking requirements in the Rules and Regulations, the Board instituted additional requirements with regard to the use of the guest parking spots. Both the parking requirements in the Rules and Regulations and the Parking policy regarding guest spots are on the Vail Management website. It is the intention of the board that the parking rules and regulations be strictly enforced, as parking at Meadow Creek like everywhere in the Town of Vail is limited.

The Annual Meeting for Meadow Creek Condominium Association is usually held on a Saturday in early August. A notice of the date, time and location will go out once confirmed. The Board would welcome as many owners as possible at this meeting and we hope that you will plan to attend this year.

Any thoughts, suggestions or comments you would like to make are most welcome and can be made through [manager@vailmanagement.com](mailto:manager@vailmanagement.com), and will be forward to the Board.

Sincerely,

Meadow Creek Homeowners Association Board

Domini Zopf, Dona Stever, Heather Price, Sara Newsam, Will Lewis