



SUMMER 2018

ARABIAN ACRES NEWS

ANNOUNCEMENTS

Our annual meeting will be held on June 3, 2018 at 10:30am at the Florissant Library. All residents and property owners are encouraged to attend. Snacks will be served.

Find us on social media:

Facebook:
www.facebook.com/groups/ArabianAcresPOA

NextDoor:
www.arabianacres.nextdoor.com

We need your help on our committees.

Learn more here:
aapoa.org/committees

AAPOA
POB 33
Divide, CO 80814
719-629-PINE
www.aapoa.org

GREETINGS FROM THE BOARD

The past year has been a productive one for the Arabian Acres Property Owners Association. We have completed several projects and improvements over the past year. A few noteworthy accomplishments include:

- Organizing and paying for mitigation through CUSP
- A successful annual picnic
- Providing dumpsters for annual clean-up
- Obtaining FireWise status

We want to thank those who have served on committees and everyone who has helped the POA, attended meetings, and supported each other either in person or via social media. We look forward to seeing everyone at

the annual meeting and the summer picnic.

We plan to provide community dumpsters again this summer. Last year a few residents used the dumpsters to dispose of improper items such as oil, electronics, and other hazardous materials. This year we plan to have cameras in use and the dumpsters will be behind a locked gate at night. Hopefully this will deter those who want to take advantage of this community event.

Please do your share to keep Arabian Acres a beautiful and desirable place to live by keeping your property tidy and clear of slash and trash.

We wish everyone a safe and FireWise summer.

Best Regards,
Arabian Acres POA Board Members

CURRENT AAPOA BOARD MEMBERS:

GREGORY MORALES, PRESIDENT	SHAWN SMYTHE, SECRETARY
DAVID DALZELL, VICE PRESIDENT	AMBER DALZELL, DIRECTOR AT LARGE
NELL CARNEIN, TREASURER	SUE AGEE, DIRECTOR AT LARGE

NEWS FROM THE ARCHITECTURAL CONTROL COMMITTEE

Property owners in Arabian Acres must seek approval from the Architectural Control Committee (ACC) before: construction of a new structure; significant modification of an existing structure; excavation, grading, or other site work. The ACC is also responsible for investigating complaints about unsightly conditions such as junk and trash, and lack of maintenance of existing structures. They make recommendations to the AAPOA Executive Board, which may pursue formal complaints through the County Code Enforcement Officer. Several such complaints are currently active. At present, the ACC consists

REMEMBER...

- Fire mitigation is imperative, especially in a dry year. Please mitigate and keep your property clear of brush and debris at all times.
- Water conservation is a way of life where we live.
- Please pay your POA dues on time to avoid late fees.
- Please return your trash cans to a secure place off the road soon after it is picked up.
- Be bear aware and keep your property bear-proof at all times.
- Hunting and shooting firearms are strictly prohibited within Arabian Acres.

Learn more about these topics, and more, at our website: aapoa.org

2018 PROPOSED EXPENSES

MANDATORY

INSURANCE	\$2,652.00
POSTAGE	\$200.00
WEBSITE FEE	\$75.00
PO BOX RENT	\$52.00
NEWSLETTER	\$200.00
DORA/SOS	\$30.00
ANNUAL MTG	\$200.00

TOTALS: \$3,409.00

DISCRETIONARY

DUMPSTERS	\$2,000.00
OFFICE SUPPLIES	\$150.00
PICNIC	\$200.00
SECURITY	\$400.00
UPKEEP	\$400.00
ADMIN COSTS	\$200.00
WELCOME COMM	\$100.00

\$3,450.00

ARABIAN ACRES MOVES TO PAPERLESS BILLING

For the purpose of streamlining our billing system, we will soon move to paperless billing. Beginning this year, you will receive a bill for your property owners dues via email. You will be able to pay your dues either online, or by mailing a check. **PLEASE ENSURE WE HAVE YOUR CURRENT EMAIL ADDRESS.** If you do not have email, please inform the board with a phone call to 719-629-PINE.

THANK YOU TO THOSE WHO MITIGATED!

Arabian Acres has the newly acquired status of being a "Firewise USA™" community! The concept engages the community in education, planning, and taking action to reduce wildfire risk. Would you agree that the dry and windy conditions this year are extremely worrisome? If you missed the bus stop meeting on May 5, contact Sue Agee via private message on Nextdoor, with any questions or concerns. More information is also available on our website at aapoa.org. Please continue to keep your property mitigated and use extreme caution, especially on windy days.

Postage

ARABIAN ACRES
PROPERTY OWNERS
ASSOCIATION (AAPOA)
PO BOX 33
DIVIDE, CO 80814