

## Villas At Northgate Resident Newsletter – November 2021

### Dear Villas at Northgate Resident:

Villas at Northgate of Board Directors (BOD) have taken the initiative, as part of our ongoing process improvements, to send out periodic updates on your community. The following are some current issues, presented at our 29 October 2021 HOA Annual Meeting, that you need to be aware of:

#### 1. Future Gated Community

The BOD is in the process of securing our community with an electronic gate system at each of our entrance-exit sites. Future rules of engagement will be forth coming when this gate system is nearing installation. The overriding goal of this system is ease of operation, convenience and providing a safe and quiet neighborhood.

#### 2. Future Entry Sign Construction

Two information signs, for public viewing, will be placed on the outside of our future automated locking gates. Each informational sign will contain emergency phone numbers to: All-County Colorado Springs Management Company (ACCSMC), VAN authorized towing company, rental and sales news directed to ACCSMC and our automated gate servicing company. If you have any other community orientated informational suggestions, please let us know.

#### 3. Dog Policy Review

Villas At Northgate is now officially a **NO** dog community due to the **numerous** noise complaints, safety issues, landscaping damages and unsightly dung left behind on our and surrounding neighborhoods.

The **only** exception to this NO dog policy, going forward, will be Federal and Colorado State compliant service and/or emotional support animals that have been registered **and tagged** with the Villas at Northgate Homeowners Association (VAN HOA).

Previously, approved, and registered **non**-service/emotional support animals will be grandfathered in but must abide with **all** the VAN HOA rules and regulations. These policies include lack of dog owner supervision, biting incidents, noise disturbances, landscaping damage, violating VAN HOA's 2-dog over 35 pounds each policy, violating VAN HOA's \$100 **annual** registration/**tagging** fee and continually ignoring VAN HOA's \$50 per month fine for owners who have not registered their dog annually. Violations will incur increasing fines to dog removal.

#### 4. Community Problems, Concerns, and Improvement Suggestions

If you have any community suggestions and/or concerns now or in the future, you will need to contact either your landlord/owner or property manager and he or she will forward them to the responsible authority, normally to ACCSMC.

All the Best!

Tina Swonger  
President, Villas at Northgate Homeowners Association