

Ventana Property Owner's Association

Insurance Claim Updates

Tornado Claim

With the tornado, portions of the front entrance and pump house were damaged. An insurance claim was filed and all expenses associated with these damages were covered, less the Association's deductible.

Pump Claim

Additionally, the Association had a power surge caused by lightening. The power surge damaged the pumps causing them to fail. This was also submitted to the Association's insurance and was covered. Overall, the Association has received \$11,375 in coverage this year, which has saved the Association funds from the Reserve Account.

Social Committee

If you would like to be on the Social Committee or have other fun ideas for the Association, please contact Touchstone Property Management LLC at (970) 223-5000.

Summer Yard Contest

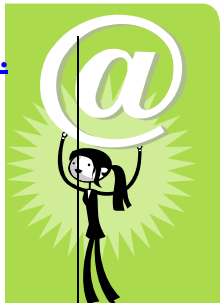
As outlined in the Winter 2007 Newsletter, the Board is soliciting for votes for the nicest appearing and maintained yard in the Community. Please find enclosed a Ballot for your vote. The winner will receive a gift certificate. The Board appreciates your assistance in advance and thanks everyone for their participation and assistance this year.

Trash can Reminder

The Board of Directors would like to remind all Owners the approved trash service provider is Bunting Trash Service. All Owners must use this approved Vendor to assist in limiting the excessive noise and unsightliness of several Vendors. Additionally, your trash can should be kept inside the garage or screened from view.



ASSOCIATION INFO ON THE WEB



Need some information regarding the Association? You can find it easily on the Touchstone website at www.touchstone-property.com. Click the tab that says "Homeowner Associations." This will take you to a sign-in screen. If you have not created an account, click the tab that says "Create Resident Account" and fill in all the requested information. Only the official "owner of record" will be allowed access to the Association's information. Upon confirmation, you will receive an e-mail granting you access to the website.

Have a Safe and Happy Fall!

Touchstone Property Management LLC

2850 McClelland Drive, Suite 1000 • Fort Collins, CO, 80525 • Phone: 970.223.5000

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September 2008

In this issue:

- DRG Changes
 - Section 2.10
 - Section 2.17
 - Section 3.6
- Weed Spraying
- Insurance Claims
- Social Committee
- Summer Yard Contest
- Trash Reminder
- Website

Weed Spraying

The Association was working on a mass weed spraying project on the vacant lots late this summer, into fall. With the extreme heat and lack of moisture, getting a good result has been difficult. For Owners that are participating in this project, all funds will be held in your accounts until this is officially completed. If you have questions on this matter, please do not hesitate to contact Amanda at (970) 223-5000.

Design Review Guideline (DRG) Changes

Please find following some of the recent updates to the Design Review Guidelines. If you have any questions regarding these changes, please contact Touchstone Property Management LLC at (970) 223-5000.

Section 2.10 Roofs

All roofs shall require the approval of the DRC. All roofs must have a 50-year or greater warranty. Each structure shall maintain similar roof forms and pitches and shall be consistent with the design elements and character of the Dwelling. Long, unbroken roof lines are discouraged. The overall appearance of all structures shall be an important consideration, of which the roof design and materials remain the dominant form.

Section 2.17 House Numbers and Entry Monument

Each Lot has been assigned a street number, which has been approved by the appropriate governing authority. Each Owner shall install an Address Marker for display of house numbers no later than the issuance date of the Certificate of Occupancy. Owners have their choice of five options (See Samples). The material used to construct the Address Marker must be similar to the materials used on the house, which are approved by the DRC. At the time of construction of a Dwelling on a Lot, the Owner shall be required to provide a sign showing the assigned street number on the Lot, readable from the street, which needs to comply with Town of Windsor's Building Regulations.

Section 3.6 Landscaping Plans

Landscape plans must be submitted and approved prior to commencement of any landscaping work. Landscaping Plans must be submitted no later than receipt of the Certificate of Occupancy and in no case longer than one year from the start of construction. Section 2.12 above, outlines Lot landscaping must be completed in no event more than 6 months after the issuance of a Certificate of Occupancy or actual occupancy of the Lot.

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