



Dear Cherry Creek Vista South Homeowner,

Happy New Year! The Board and I are very proud of the work we did in 2016 and are looking forward to a productive 2017. Some of the highlights from 2016 include:

1. Working with external counsel to finalize extensive updates to our covenants and governing documents.
2. Communicating with homeowners on requests to trim trees, put away garbage cans, and maintain the appearance of their homes, as well as reviewing and approving changes and additions to their property.
3. Partnering with Centennial Airport to finalize their 'friendly neighbor' plan to take off over Cherry Creek State Park from 10 p.m. to 6 a.m.
4. Organizing against a local builder's plan to build 220 homes on the empty lot just south of Peakview Park.
5. Sponsoring a successful Halloween parade at Peakview Park.
6. Writing and distributing an informative newsletter to all homeowners.

We have even bigger plans for 2017, including:

1. A vote on the first update to our covenants since 1979. We will mail a copy of the updated covenants and a ballot with voting instructions to each homeowner in the next six weeks or so. We will then go door to door to speak with as many homeowners as possible about why it is critical for them to VOTE YES on these amendments. These amendments are essential to help maintain our property value, and they will allow us be compliant with relevant legislative updates. The voting period will end on April 15, 2017.
2. Consideration of moving to one, neighborhood wide, garbage pick-up. I received quotes from three separate vendors on this option. Each of the quotes was significantly less than what we now pay individually. Additionally, we could reduce the truck traffic on our streets as well as the number of days we have garbage cans visible. Instead of paying your trash company directly, we would raise dues and pay the trash company through the HOA. We understand that this is a major change and will consider all comments and repercussions.
3. Analyzing further engaging with a management company to perform regular monitoring of covenant compliance and help manage the HOA's finances. This would be necessary if we were to go to neighborhood garbage pick-up.

We are very much out of step with our peer neighborhoods in all three of these regards, and we are optimistic and excited about bringing Cherry Creek Vista South up to date. Although the Board members are all volunteers, we need your dues payments to help support these efforts. We are going to keep our dues at \$35 for 2017. Prior to February 28, please send your dues check to: Cherry Creek Vista South HOA, 8547 E Arapahoe Road, J503, Greenwood Village, CO 80112. You can also send a payment by going to www.ccvshoa.com and clicking the PayPal button on the left side of the home page.

As always, we are grateful for your support and eager for your feedback. Please feel free to attend our Board meetings and/or send comments to ccvistasouth@gmail.com. Connect with us at www.facebook.com/CherryCreekVistaSouth. Thanks again!

Sincerely,

Ryan Sarni

Cherry Creek Vista South HOA Board President