

Eldorado Neighborhood First Association



October 2024 Newsletter

Your Executive Board of Directors

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HELP! I received a Courtesy Notice.... What Do I Do?

You may have recently received a courtesy notice from your HOA. While these letters may seem pesky, and are not something you may likely desire receiving, it is an opportunity to ensure that our community remains a beautiful and desirable place to live. Knowing what happens next and what your options are can greatly assist both you and your HOA in a successful outcome.

Let's start with going over the contents of the letter and what it must include:

1. The letter must have a clear purpose letting know why you are receiving the notice.
2. The letter should provide you with evidence of the infraction. This is usually done by providing you with a picture, when possible.
3. A date, time, and location should be included in the notice when and where the violation was observed.
4. The letter should state what you can do to resolve the infraction that has been visible on your property.
5. A timeline should be provided to you to bring the infraction into compliance.
6. Contact information should be included in the courtesy notice, so you know who to respond to.

Now that you know what the notice must include, here's what you should do next:

Acknowledge Receipt: Promptly acknowledge the receipt of the notice. This shows that you are aware of the alleged violation.

Review the Notice: Carefully review the content of the notice. Understand the nature of the violation, and any specific rules or regulations

Gather Information: If you believe the violation is incorrect or if there are extenuating circumstances, gather relevant information to support your case. If the infraction observed on your property requires more time than noticed in the letter, please respond with a request for the time needed to complete the correction.

Respond Professionally: Craft a professional written response addressing the issue. Use a cordial tone and avoid being defensive. [Remember that the courtesy notice is not a fine or penalty;](#)

[it's a friendly reminder](#) that there is an infraction on your property. Additionally, different HOAs may have varying processes for handling violations.

Please remember that your HOA is here to work together towards a positive resolution. Thank you for taking pride in the community by keeping up with your property and its value!

Community Event: Yard sale!



Yard sale! We are having a yard sale together with Eldorado Second October 11, 12 and 13th. Shop around and find treasures in your neighborhood.

Keeping You Informed! Our Association Has A Website:

Please visit our HOA website and register your home by entering or clicking the following link:
<https://www.performance-cam.com/eldorado-neighborhood-first-hoa.html>

Click on Resident Information Form please fill it out and email it to:
admin@performance-cam.com.

You may also find additional forms here to:

- Make an Architectural Change, such as painting your home or any landscape changes.
- You can also pay your annual assessments through the payment portal link on the page.

Compliance Corner

FYI: Our most common violations so far this year are:

1. Landscape maintenance: 1,167 letters
2. Painting/Fascia/Home Repair: 1,011 letters
3. RV, Trailer, Boat Commercial Vehicles: 194 letters
4. Rubbish: 116 letters

[Fascia painting...what exactly is a "Fascia" and why do I need to paint it?](#)

The short answer is that fascias are part of the edge of the roofing of your home; the section of the roofline that connects the roof to the exterior walls. Due to this location, Fascias are subject to the worst of weather conditions. Holes and rot can develop, and insects can be part of the cause of the damage. The wood board can start to chip, and when the paint wears away, it makes both of those things far more likely to occur. Especially with the sun exposure in the valley, your fascia will need extra care and perhaps more frequent than in other parts of the country.

Painting prolongs the life of the fascia boards, and it will greatly assist in maintaining the overall aesthetics of our aging homes and community.

YOUR COMMUNITY
MANAGEMENT TEAM



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You can find the Board Meetings and the agenda at
[My Community](#)