

Winter News for Mesa Cortina Owners, March 2021.

We just had our winter owners meeting, via ZOOM, with about 30 attendees. Highlights:

Our Covenants have a clause asserting that house numbers are required. The County has such a requirement for new construction only. Many houses in Mesa Cortina do not have house numbers. If your house does not have numbers attached, you should install them, as the Covenants require. Of course, this benefits the property in several ways (delivery services, fast identification in case of emergency). For reference, the County asks (new construction) that the numbers be 5 inches high, have a half-inch stroke width, be reflective, and be in a color that contrasts with the background.

At the meeting we passed a Bylaw clarifying the Covenant wording on signs, as the existing wording was vague on temporary signs; the new regulation is this:

Temporary political signs relevant to any type of election in which residents are entitled to vote shall be permitted. Such signs can be visible only during the period from 45 days before the election to 7 days following the election. Temporary signs announcing an event such as a garage sale, party, or other type of meeting are permitted, but they must be removed within 24 hours of the conclusion of the event. No temporary signs other than the preceding, or real estate signs, are allowed.

If you now have signs on your property relating to a past election, the signs should be removed.

We passed some edits to the ARC guidelines on fences clarifying several points. The important points are unchanged: fences cannot be erected without ARC approval; fences are discouraged; applications for a fence will be considered by the ARC on a case-by-case basis and the guidelines explain how they might be allowed if they minimize the impact on the landscape. Exact details are in the Bylaws at <mesacortina.com>.

The managers and Board of Directors of our Water District meet monthly to discuss issues regarding water and sewage, in particular the maintenance and replacement of our main water lines. Those meetings are open to any owner. If you ever see water flowing on or near a street that seems out of place, please call manager Jeff Leigh immediately at 970-389-0109, or ORC Water Professionals at 720-287-0605. If you have any other questions about the water or sewage service in Mesa Cortina, contact Jeff or assistant manager Kelsey Andersen ((720) 940-6497) or any member of the Board of Directors (listed at <mesacortina.com>).

There are many new owners so we remind all that Waste Management offers us very favorable rates. There are other choices, and some owners need haulers that will take the bins out of a garage or offer customized pickup schedules. One such is “Summit VIP Trash Services”.

Remember that (except for the pickup day) trash containers must be screened from view and protected from disturbance by animals or birds.

Several people mentioned that the meetings will be more convenient if they were held, say, from 7-9 on a weeknight. We will design a survey to gauge interest in making such a change and discuss it at the August meeting. The Bylaws specify meeting times, but we can change them. The details of the August meeting are not set, but one possibility is to combine a live meeting with a ZOOM feature, as that would increase attendance.

Note that June is usually the most dangerous time for fires. Please be sure to clear flammable wood and grasses from around your house. Summit County will likely do a wood-chipping program in the summer, as in past years.