



Mountain Shadows Community Association

PIKES PEAK AERIAL



Photo taken by Pikes Peak Aerial

Important Dates

Neighborhood Clean-up Day & Earth Day

April 22nd & 23rd

Annual Meeting

April 26th, 6pm
Fire Station 18

Annual Garage Sale

June 9th & 10th

2nd Annual Neighborhood Picnic

June 25th, 2pm-4pm

Chipper Event

Pick-up September 4th-8th

NEIGHBORHOOD GATHERINGS

In an effort to build community among our residents, MSCA has designated funds for 2017 to support street/neighborhood gatherings. The purpose of the gathering must be social in nature and inclusive of a street and/or surrounding neighborhood. To apply for funding, MSCA has developed an application to be completed. The application and guidelines may be obtained from the MSCA Vice President at vicepresident@mscaweb.com.

MOUNTAIN SHADOWS CHRISTMAS TREE

MSCA's big initiative for 2017 is to raise the money needed to allow us to purchase Christmas lights for the large pine tree in Mountain Shadows Park. We are looking for a Major Sponsor who would be willing to contribute \$5000 towards the purchase of the needed equipment and supplies in exchange for being the sponsor of record for the Christmas Tree over the next 10 years. If you are interested, please contact Eddie at president@mscaweb.com.

WE NEED YOU

To achieve the many things we would like to, we need your help. We are looking for volunteers who can help create content for eBlasts (1 hour per month), manage our eBlast system (30 minutes per month), manage our social sites (60 minutes per month), update our website (30 minutes per month) and manage our database (30 minutes per month, Excel Spreadsheet). If you can help us, please contact Nora at vicepresident@mscaweb.com. You can also help us by becoming a sponsor or making your annual \$25 donation by visiting our website www.mscaweb.com.

BOARD MEMBERS

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From The President

ARE THERE COVENANTS IN MY NEIGHBORHOOD?

MSCA is a neighborhood association encompassing over 1700 property owners, identified as living within the Mountain Shadows community. Every property within our neighborhood has recorded covenants but only 40% of us live within a formal HOA. Those of us who do not live within an HOA still must abide by the covenants, it is the law. If you live in a part of Mountain Shadows where there is not an HOA you still have the ability to enforce the covenants. First, for those living in the few Filings where there is an Approving Authority (AA), the AA has the legal means and the expectations of their neighbors to enforce the covenants. If your Filing does not have an HOA or AA, the law allows individual neighbors within the Filing to enforce the covenants. Here are the steps to addressing a covenant issue within your Filing:

1. Make sure you live in the same Filing as the property owner in violation of the covenants. You can do this by going to www.MSCAWeb.com, click on Covenants, input the addresses and the Filing info will appear along with the covenants.
2. Take time to visit in person with the neighbor/violator and let them know your concern. Tip - Approach the neighbor in the same manner you would want to be approached. Confronting your neighbor is nerve-wracking for most of us, but 80% of the time it is successful and your neighbor will be gracious and rectify the violation.
3. If the violator continues to violate the covenants, send them a letter by registered mail which will serve as notice that they are in violation and if they do not comply you will take them to Small Claims Court.
4. If you must take your neighbor to Small Claims Court, know the financial investment is small, but the time investment may be significant. If the Court finds your neighbor is in violation of the covenants, it is very likely they will force them to comply.

Common covenant violations which typically a Judge would order into compliance - trailers/campers parked on a property, over-grown weeds, fences, more than 2 dogs, etc.
Difficult to enforce/potential violations - anything that can be considered subjective including ugly landscaping, ugly exterior paint, etc.
Please note, MSCA is not legally able to enforce covenants. We can advise you of the process, assist you with finding pertinent information and connect you with additional resources.



Eddie Hurt

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