

King's View Estates Newsletter July 20, 2018

Keep the Date

King's View Estates Home Owners Association Annual Meeting:
September 19, 2018 6:30 p.m.-8:30 p.m. at the Fruita Civic Center
325 E. Aspen in the upstairs Rotary Room.

Remember to enter the building after hours at the back of the building, the north side.

Changes past and future:

Most of you are aware that King's View has a new HOA Property Management Company. This change occurred following the abrupt closure of A Better Alternative Management Company (ABA) in April. Coldwell Banker Commercial Prime Properties (CBCPP) has been selected to replace ABA. Mike Park is the Property Manager and may be reached at 970-243-7375. Alicia Criswell is in HOA Administration and may also be reached at 970-243-7375 or by e-mail at acriswell@cbcprimeproperties.com. Diane Lowary is in HOA Bookkeeping and may also be reached at 970-243-7375 or at dlowary@cbcprimeproperties.com.

Most, if not all of you have received a pink Notice of Public Hearing card in the mail and are aware future changes are currently being planned west of King's View Estates. The Fruita Planning Commission is holding a public hearing Tuesday August 14, 2018 at 7:00p.m. at the Fruita Civic Center at 325 E. Aspen, regarding the proposed Sunset Point Planned Unit Development (PUD). The preliminary plan requested for approval is for 122 residential lots on approximately 132 acres west of King's View. The plan may be reviewed at the Fruita Planning and Development office located in the Fruita Civic Center or on line at www.fruita.org. The Fruita Planning Commission is encouraging everyone to attend the hearing to ensure any concerns are presented. If the Fruita Planning Commission makes a recommendation forwarding the Plan to the Fruita City Council a second hearing will be conducted by the City Council Tuesday September 4, 2018 at 7:00 p.m. also at the Fruita Civic Center.

Coldwell Banker Commercial Prime Properties is in the process of constructing the HOA's website. We are hoping to have this completed by mid-August. Once completed, you will be able to find information such as Board meeting minutes, governing documents and important notices pertaining to the HOA at <http://www.cbcprimeproperties.com/hoa>.

The HOA will maintain the weeds in the common areas and near Fowler Drive but it is up to the owners to be conscious of the weeds and dry brush surrounding their properties. With the drought upon us, it doesn't take much to start a fire and keeping a good fire break around your home will minimize the risks to each property in the area.

Per the City of Fruita Ordinance; 8.04.020. CUTTING WEEDS - DUTY OF PROPERTY OWNER. It shall be the duty of each and every owner, agent or lessee of any lot or tract of ground in the city to cut to the ground all weeds TWELVE (12) INCHES IN HEIGHT OR HIGHER, INCLUDING PUNCTURE VINES REGARDLESS OF HEIGHT, OR ANY DESIGNATED NOXIOUS WEED, OR and brush; and to keep such growth down on each lot or tract of ground, on or along any street or avenue adjoining the same between the property line and the curb line thereof, and on or along any alley adjoining the same between the property line and the center of such alley. In the event a curblin does not exist, the City shall maintain a distance of ten feet (10') on both sides of the pavement. The property owner adjacent to said right of way shall be responsible for the maintenance of remaining right of way up to their property line along the length of said property line adjacent to the pavement. (Ord. 457, S3, 1981; 1983-47 S3; Ord 2003-28).

Your Board Members welcome your comments and concerns as we prepare the agenda for the annual meeting. We believe there may be a larger than normal turnout considering past and upcoming changes in and around the neighborhood. A quorum is necessary to make significant financial and other decisions.

King's View Board Members
Mary Hertert, President 970-778-5985
Lucinda Larsen, Vice President 970-858-8260
Donna Stoner, Secretary/Treasurer 970-858-0341