

# THE RAMBLER

## ***Next HOA Meeting***

The November HOA Meeting will be:

**November 17th, 2009 at 7:00 PM**

**Mistrot Residence**

**11911 W. 106th Place**

**There will be no December HOA Meeting**

## ***Speed Limit - 25 MPH***

**The HOA wants to be sure that you are aware that the posted speed limit within Walnut Creek is 25 MPH. There had previously be a discrepancy in the signage posted and that has been corrected.**

As our community matures, more and more neighbors are taking advantage of the quiet community setting for their walking exercise.

It had been brought to attention of your HOA that many vehicles have been driving rather fast on our streets creating an unsafe situation for all our citizens. We are asking your cooperation in observing the posted speed limit. Thank You!

## ***Blowing Leaves into the Streets***

I realize it may be a little late for this article, but please keep it in mind for next season. Many homeowners have been taking the easy way out and blowing their leaves and grass clippings into the street.

The problems this creates may not be noticed, but as the rains and snows come, they wash this debris down into the culverts at the lowest point in the neighborhood, plugging them and causing flooding problems for those living in the immediate vicinity.

Please do your part to alleviate this problems by collecting your leaves and grass clippings and disposing of them, or better yet, using them for your compost pile.

## ***Roofing Issues***

Due to the storm that went through Walnut Creek in July, you may have noticed that many people have had to have new roofs installed. Regarding this situation, there are a couple of things of which you need to be aware.

First...there have been reports of traveling roofing companies offering their services at a reduced cost. Most of these people have come in from out of state and are not properly licensed in the state and may not pull permits for the work. A permit is a mandatory authorization through Jefferson County for your protection.

Second...You must request permission from the Architectural Committee of Walnut Creek before beginning the repair. All of the information and the necessary form is located on the neighborhood web site.

So, be sure to take the time to get your authorizations before starting any replacement work on your roof.

## ***January Business Meeting (Important)***

The January 2010 Annual Business Meeting will be on January 19th. The time and location be announced shortly.

This is a very important meeting for residents of Walnut Creek. It is the time when the officers for 2010 will be elected and your vote is very important.

Also, there are a couple of issues that will be up for vote to all in attendance, such as making our HOA dues mandatory. There are several reasons for this that will be presented at the meeting. So be sure to come and make your voice known and cast your votes.

## ***Snow Plowing***

ATV Snow Plowing by Jeff Clark  
Your Neighbor @ 303-466-7123

Cost to snow plow per 15 minutes \$15.00

Cost to snow plow per half hour \$32.50

Cost to snow plow per hour \$65.00

This is ATV Snow Plowing only for front driveways and front walks. Does not include any hand shoveling, steps or front porch. Minimum time for ATV snow plowing is 15 minutes.

Not responsible for any damages to landscaping, driveways or front walks.

Jeff will personally walk all jobs prior to moving any snow with customer to avoid any obstacles. Snow will be placed at customer's property. Jeff has serviced many of your neighbors and if you need any referrals please let him know. Please notify him as soon as possible to get on his list as he has numerous customers lined up.