



the Meadowglen

Produced by the Meadowglen Board of Directors

October 2023

Meadowglen's Annual Community Meeting

We invite Meadowglen residents to attend the Annual Community Meeting on Thursday, Oct. 5, at 6 p.m. at the clubhouse. This is a great opportunity to hear about various community issues/projects, the HOA financials, and committee reports.

Quorum required

If you cannot attend, **PLEASE** give your proxy to someone who will be attending. We must have a minimum of 10% of the households in Meadowglen (26 residents) to meet the required quorum. You should have received notification of the annual meeting and a proxy form by mail. If you did not, please contact community manager Matt Berlekamp at matt.berlekamp@advancehoa.com.

Three board positions open

At the annual meeting, residents will vote for three open board positions for three-year terms. If you are interested in serving on the Board, contact Matt Berlekamp at matt.berlekamp@advancehoa.com. Residents can nominate themselves or someone else. You must live in Meadowglen and your account be in good standing to be elected to the board.

Halloween Event: Oct. 28

Meadowglen's annual Halloween event will be held at the clubhouse on Saturday, Oct. 28 from 5:30 to 8 p.m. A magic show inside the clubhouse begins at 6:30 p.m. S'mores roasting outside is planned for after the show!

Anyone have a fire pit to share for the evening?

The social committee is looking for residents willing to share their firepits (gas or wood-burning) for s'mores roasting at the event! If so, please contact Gina at **714-931-3275**. Committee members will coordinate with firepit lenders on pickup and drop off!

Why volunteer to serve on the Board?

Meadowglen is a great community because of the people who live here and also because residents are willing to serve on the Board of Directors. An active board helps keep the community's financials, amenities and quality of life strong. Some board members have been in their positions for many terms. While this experience and knowledge is greatly valued, it is important to have new people volunteer to bring fresh energy and new ideas to the team. Now is a good time to join the board because it is rather quiet, and we don't have any big projects scheduled. Please consider joining the board and help ensure the community's continued strength!

2024 Budget Ratification

The 2024 Budget Ratification will be held in conjunction with the Nov. 2 board meeting, and a copy of the budget and notice of the meeting will be mailed to homeowners 30 days prior to that meeting in accordance with the HOA's governing documents. After some cost-saving measures, we are not planning an assessment increase for 2024.



Save the Date for the December Holiday Event

The annual family holiday event is scheduled for Saturday, Dec. 9, at the clubhouse. Mark your calendars now. More details to come via eblast, at Meadowglen-HOA.com and on Meadowglen Facebook and Next Door.

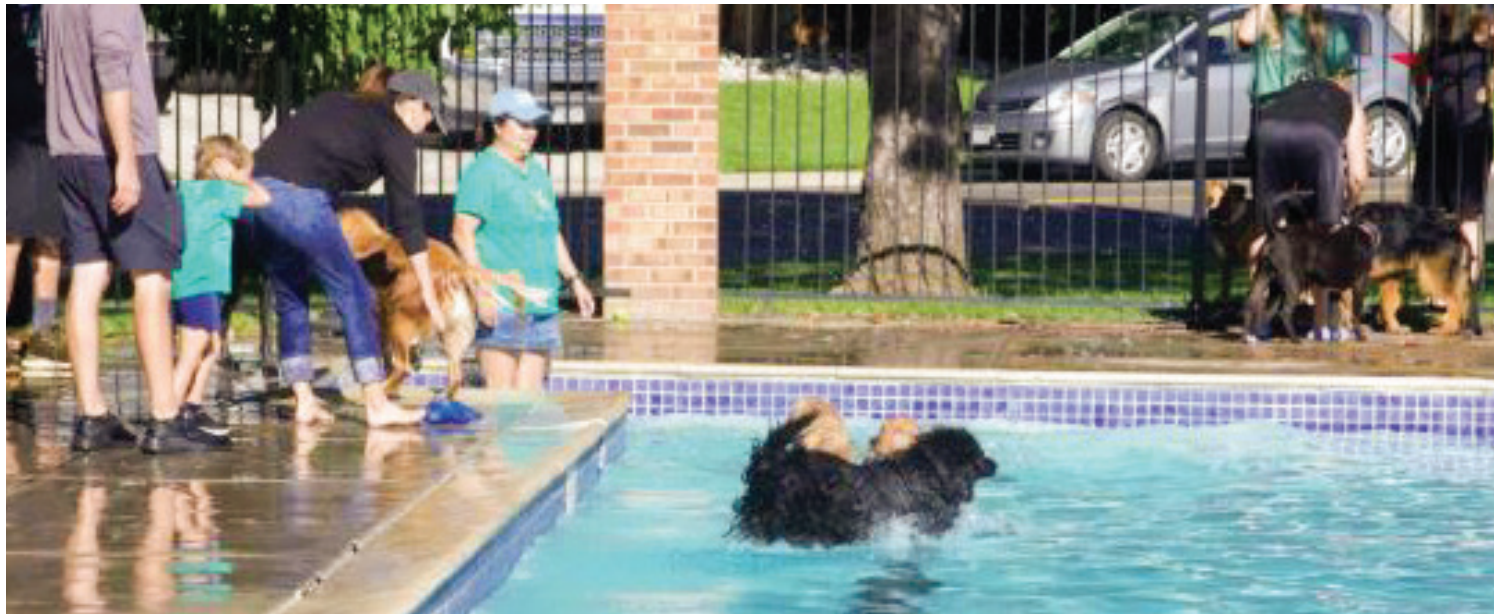
Community Walk-Through Committee Update

Over the summer, 11 Meadowglen residents met to review ways to update the community walk-through conducted annually by volunteers from the ARC and the Board. At the September Board meeting, the Walk-Through Committee provided five general recommendations to the board. They included: 1. Developing clear walk-through criteria and making it available to all. 2. Improving the notification letters (tone and clarity of next steps). 3. Changing the timing of the walk-through to later in the summer or fall and tightening its scope. 4. Allowing flexibility 5. Providing education/resources to residents regarding home improvements/maintenance.

The Board was supportive of the recommendations and will discuss them in greater detail at future board meetings. They were also supportive of the walk-through committee members helping implement changes prior to the next annual walk-through. Stay tuned for more information.

Doggie Swim Recap

Meadowglen's end of the pool season Doggie Swim drew lots of fur babies and plenty of fun! We'd like to thank Meadowglen resident Mike Cline and board member Keith Lytton for hosting the event.



ARC Volunteers Needed

Just as an active board helps maintain the strength of the community, our ARC volunteers help preserve our property values. We are in tremendous need of volunteers to help the ARC continue their important work! If you are interested in learning more about being on the committee or would like to volunteer, please contact Matt Berlekamp at matt.berlekamp@advancehoa.com or our current ARC members at ARC@meadowglen-hoa.com or the Board at BOD@meadowglen-hoa.com.



FREE Leaf Recycling Nov 4 - 18

The City of Arvada is offering free leaf recycling this fall to help keep our gutters and storm systems clean.

Dates:
Saturday, Nov. 4 - Saturday, Nov. 18

Locations:
Stenger Sports Complex
(11200 W. 58th Ave.) Monday through Saturday (closed Sundays)
Permagreen Organics
(5520 Harlan St.) Saturdays only.

All Arvada residents are invited to participate.

Winter Exterior Maintenance Checklist

Taking these 5 steps now, before cold weather arrives, can prevent expensive house repairs later on.

- Clean out your gutters**
Ice buildup in clogged gutters can cause damage to your roof, soffits and gutters.
- Blow out your sprinkler system**
Do this before temps fall below freezing to prevent ice from expanding in your irrigation lines and creating leaks..
- Detach your hoses from outdoor spigots**
Do this before temps fall below freezing to prevent the potential for burst pipes inside the home.
- Seal concrete surfaces and caulk cracks**
Do this before temps fall below freezing.
- Cut down dead tree limbs/branches**
Dead tree limbs/branches can create a hazard in heavy snow or high winds, especially those that have grown over your or your neighbors' roofs.

Your Driveway and Ice Control

Did you know that salting your driveway to manage snow and ice control causes spalling and cracking, not only making the driveway look bad, but also leading to structural problems? Here are some tips for managing snow and ice without using salt:

- When snow falls, shovel soon and often. That first layer of snow is the one that becomes ice as snow continues to fall.
- Kitty Litter is a good alternative for traction and the melting of ice.
- Sand is another alternative that will provide traction, although it won't help much with melting.

Other tips for driveway protection when snow falls

- Clear all debris from your driveway (dirt, leaves, rocks, etc.)
- Use rubber-paddled snow throwers and plastic shovels to avoid scratching surfaces.
- If a layer of ice forms, do not use an ice pick or the head of a shovel to break it up; doing so can damage your driveway.

Park Bench Update

We have been notified that the City's parks maintenance team has received the park bench to be installed on the southeast end of Pomona Lake and will be installing it in the very near future. The installation will take place on a weekday during the workday, and they will let us know ahead of time. The Board will plan some kind of gathering to commemorate the new bench in the near future. More details to come via eblast, at Meadowglen-HOA.com and on Meadowglen Facebook and Next Door.



Waste Management 2023 Trash/Recycling Calendar

Meadowglen's trash pickup day is Wednesday. Shaded weeks depict recycling weeks.

January 2023						
S	M	T	W	T	F	S
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February 2023						
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March 2023						
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April 2023						
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May 2023						
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June 2023						
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July 2023						
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August 2023						
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September 2023						
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October 2023						
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November 2023						
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December 2023						
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24	25	26	27	28	29	30
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Trash service will be delayed by one day (Thursday rather than Wednesday) during these holiday weeks: Memorial Day, Independence Day, Labor Day and Christmas Day. Trash service will **NOT** be delayed the week of Thanksgiving

Quick Resources

Meadowglen's Property Management Company
 Advance HOA Property Management, Inc.
PO Box 370390, Denver, CO 80237
www.advancehoa.com.

- General questions: Client Services team
clientservices@advancehoa.com
303-482-2213
- Community Manager: Matt Berlekamp
matt.berlekamp@advancehoa.com
303-482-2213 x 273
- After Hours Emergencies: **800-892-1423**

Meadowglen Board Members

Updates provided after Oct. 5 annual board meeting (see **Advancehoa.com** or **Meadowglen-HOA.com** for updates)

- Ari Feldman, President **303-900-2746**
- Dave Morrison, Vice President **303-668-2586**
- Larry Sugano, Treasurer **303-905-1451**
- Cindy Javelet, Secretary **303-345-3493**
- Chris Hoag, At-large **303-915-2424**
- Keith Lytton, At-large

Questions, concerns or comments for the BOD?
 Email **bod@meadowglen-hoa.com.**

Suggestions? Submit online at
meadowglen-hoa.com/suggestion-box.