

**Meadow Hills Estates
Homeowners Association**
c/o Centennial Property Services, Inc.
P.O. Box 4118, Centennial, CO 80155

Phone: 303-400-8494
Email: HOA@centps.com

April 13, 2023

MHE Homeowner
Aurora, CO 80014

Dear Meadow Hills Estates Homeowner,

The board of directors of the Meadow Hills Estates Homeowners Association has hired Centennial Property Services, Inc. (CPS) as your new Community Association Manager effective immediately. CPS manages twelve HOAs similar to yours and has been in the HOA management business for 20+ years.

Here is some very important information you will need:

1. CONTACT INFORMATION: Please send all of your correspondence to:

Meadow Hills Estates HOA
P.O. Box 4118
Centennial, CO 80155-4118

Office (303) 400-8494
Email: HOA@centps.com

2. PLEASE feel free to call or email our office if you have any questions or if you need any assistance. If by chance you do not get an answer, we do return our phone calls every day. Please leave a message and we will be back in touch with you shortly.
3. We generally respond to e-mail requests within two hours, but no later than 24 hours. This is a great way to get a hold of us and a very efficient way to communicate. If you have a question about your account status, please send your request to HOA@centps.com.

If you are unaware of the management change, or you would like to confirm that this letter is correct, you may contact any of the current board members for verification.

Jake Zambrano	zambrano.jake@gmail.com
Stacey Elswick	selswick@meadowhillsestates.com
Claudia Van Buren	cvanburen@meadowhillsestates.com
Judi Warkentin	treasurer@meadowhillsestates.com
Bobby Schiff	bschiff@meadowhillsestates.com
Tom Miller	tomcmiller@comcast.net

The Homeowner's Association dues are currently \$200 annually for each property. Dues are used for

neighborhood capital improvements, communication, covenant enforcement, social events, and more. Dues can be mailed to the address listed above. We hope to have an online payment option set up soon.

The protective covenants cover several items. They are enforceable and designed to ensure properties are maintained so the value of all properties is maximized. The most common include:

- *Architectural Control* approval is required for any major changes in the look of a home. These include fences, sheds, roofs, or exterior paint on a home. The ACC Form may be found on the HOA website: www.meadowhillsstates.com.
- *Nuisance* is defined in the covenants as a home or property that detracts from residential values, as well as reasonable enjoyment and quality of premises within the subdivision. This covers anything that can be seen on a property including paint color, weeds, roofing, fence or yard.
- *Garbage and trash cans* must be stored out of sight of the front of the house behind a fence or in the garage. Storing trash cans in street view is also a violation of Arapahoe County Zoning rules.
- *Restriction of vehicle parking and storage*. Parking and storing boats, trailers, and RVs in driveways, on the street or in back yards is prohibited.

We encourage residents to attend homeowner association meetings, volunteer to help run events, or run for a position on the HOA board. Meeting dates, time, and locations can be found on the HOA's website, www.MeadowHillsEstates.com.

The staff at Centennial Property Services is excited to begin working with you and your community. Please feel free to call us with any questions you might have.

Sincerely,



David Ariss
Community Association Manager
Centennial Property Services, Inc.