

CENTENNIAL GLEN HOA

BOARD OF DIRECTORS MEETING

26 APRIL 2017

The Centennial Glen Board of Directors and Architectural Review Committee meeting was held at 7:00 PM on 26 April at the Dougherty's home. All members were present except Lynn Nelson.

ONGOING/COMPLETED PROJECTS:

- **1st QUARTER FINANCIALS:** The Board reviewed the 1st Quarter Financials. They are now posted on the website.
- **SPRING LANDSCAPING/MAINTENANCE PROJECTS:** Our landscaping and maintenance schedule for 2017 is posted on the website. Robertson's performed general cleanup and mulching duties during the month, as well as the following maintenance:
 - (1). PERIMITER FENCE:** Robertson's repaired our perimeter fence for a cost of \$1665. This project is now complete.
 - (2). SNOW REMOVAL DAMAGE:** The Board did a walk-through of the neighborhood with Robert Elliot of Robertson's pointing out areas that need repair from snow removal operations. These items mostly include damaged sprinkler heads and rocks near the sidewalks that were displaced. If you have damaged sprinkler heads on your lot or other snow removal damage, please let one of our Board members or Robertson's know. Robertson's number is posted on the website (719-635-8585).
 - (3). FLUID SPOTS ON THE SIDEWALK:** One of the bobcats used by Robertson's to clear snow from our sidewalks leaked hydraulic fluid, and

the fluid stained the sidewalks. Robertson's will clean/bleach out the fluid spots on the sidewalks.

(4). SPRINKLER SCHEDULE: An updated sprinkler schedule is now posted on the website. We will be watering two times per week beginning in May. Even numbered homes will be watered on Tuesday and Friday's, and odd numbered on Wednesday and Saturday's.

- **UPKEEP/MAINTENANCE OF THE EXTERIOR OF HOMES:** Article 7.6 of our Declaration addresses homeowner responsibilities to accomplish periodic maintenance on the exterior of their homes. This is required primarily to maintain the overall appearance and property values of the neighborhood, as well as to demonstrate pride in our neighborhood. As a gentle reminder, we have several homes in the neighborhood that need exterior maintenance. This mostly includes deck repair/staining, garage door painting, and stucco repair. Homeowners are responsible for accomplishing this maintenance. If you have questions regarding this matter, please contact one of our Board members.
- **ARCHITECTURAL REVIEW COMMITTEE REQUEST:** As a reminder, if you are planning to make any changes to the exterior of your property, including landscaping, please forward your plan to the Architectural Review Committee for approval. Required forms are located on our website.
- **Wi-Fi SECURITY:** Your front door is locked; how secure is your home Wi-Fi router? At a recent HOA meeting a member pointed out that a pickup truck was parked in the neighborhood in the early morning hours. Members were concerned that the occupants of the truck might be casing the neighborhood for a break in. Another possibility was that the occupants had a computer in the truck and were "War Driving". "War Driving" is using a laptop computer or other mobile Wi-Fi device to search for home Wi-Fi routers that can be compromised. Most of us recognize the need to require a password to connect to Wi-Fi, however the question is

how strong is your password? Make sure your password is both long and complex. Your Wi-Fi router can be managed remotely. All routers come with well known default administrative user names and passwords. Always change the manufacturers user name and password. There are a number of other security measures that you can take to help protect your personal information from being stolen. Fully locking down wireless access is a good start.

NEXT MEETING: Our next Board meeting is scheduled on 24 May at 7 PM at the Dougherty's home.