



VILLAROSSO

Residences at DTC West



Newsletter

www.villarosso.net

February 2017

Update on “The Flats”

On Thursday, February 9, the Board held an informational meeting with homeowners to update the progress of negotiations with the builder D.H. Friedman and his new venture to go on the empty lot. The discussions centered around two agreements: one concerning the temporary construction period and the other an easement arrangement to bring together the new and existing associations. After the last meeting of both parties with lawyers present, the Board thought there was a mutual consensus attained. Unfortunately, when the document from the builder arrived, the mutual consensus did not come with it.

The Construction Period

The construction agreement (which has yet to be finalized) addresses the mundane and perhaps commonplace details of the construction activities as they affect VillaRosso. Some of those details involve access to the VR property including parking and use of the driveway (basically none), material or equipment storage on VR property (temporarily with a 10 day notice), blocking of access to VR of vehicular and foot traffic (not allowed). Additionally, there are provisions concerning dust control, temporary fencing, final cleanup and repairing of damaged areas at no cost to VR. Hours of operation are declared in the agreement to be between 7am and 7pm.

Reciprocal Easement Agreement

The long term agreement that defines how the new community will interact with VillaRosso is a point of contention. Initially, with construction of the second phase commencing immediately after Phase I, the new HOA would have been

annexed into VR’s association as one community, but with so much time passing that goal became infeasible. Therefore, with the driveway and parking lots the private property of VR, the Board feels some kind of compensation should be paid on an ongoing basis for the ability for those residents to make use of the driveway and parking, as well as share in the costs of maintaining the areas that are in common, such as snow removal, landscaping, lighting, and pavement maintenance. Short of that, those residents should not be allowed to utilize the property. With that goal in mind, the Board is seriously considering installation of a controlled access gate system allowing only residents, guests and deliveries of VR to access the parking lots and the circle drive.

New Community Bulletin Board

A new bulletin board has been installed outside the office door. It’s for the community, meaning anybody can post something on it. It is not meant for permanent notices, but rather things you may have for sale or any general news or announcements. Feel free to post something of interest anytime the urge to communicate the old fashioned way arises.

Board of Director’s Meeting

The next regularly scheduled board meeting will be held on:

Tuesday, March 28, 2017 at 4:00pm

in the VillaRosso lobby. Association members are always welcome and encouraged to attend board meetings.

Management Office/Contact

Rob Williams – Manager

Office Hours: 9am to 5pm

Phone: 720-529-8261

Text Message: 720-339-7863

Email: rob@villarosso.net