



## WOLF PARK HOMEOWNERS ASSOCIATION

The Wolf Park Homeowners Association Board Members hope each of you had a wonderful summer and are gearing up for fall and winter. In this last year the board has managed to resolve issues showing that our association is alive and well. We have welcomed new board members and become more active with our community. We will continue to strive to keep our neighborhood, along with the help of each of you, the best in Canon City. We have also welcomed several new families into Wolf Park.

Hopefully, in the near future, we will have a web site you can visit to keep updated on all the Wolf Park news. We are also exploring the possibility of creating a quarterly newsletter. If anyone is interested in participating in the creation of these, or in being active on the board, please contact one of the board members.

We continue to seek your cooperation in ensuring our neighborhood stays in compliance with the articles of the covenant. In order to maintain the pride in Wolf Park, we must each stay on top of maintaining our homes and yards, and make sure we are parking campers, motor homes and boats in the proper location. We must also remember, before beginning any project, to contact the Approving Authority.

If you do not have a copy of the protective covenants, or you have questions concerning them, please contact one of the following for assistance.

Jerry Horton, President	269-8829
Tony Martino, Vice President	275-4820
Merle Runck, Treasurer	276-2527
Dennis Jole	275-2638
Dave Ackerman	276-9455

We thank you for your continued support and wish you all a wonderful and safe holiday season!

# Wolf Park Homeowner's Association Board Meeting

October 23, 2005

The October 23, 2005 meeting of the Wolf Park Homeowner's Association was called to order by President Jerry Horton, at 5:00 p.m, at his home, 129 Savage Loop.

## Present:

Jerry Horton, President  
Tony Martino, Vice President  
Merle Runcek, Treasurer  
Melanie Hughston, Secretary  
Dave Ackerman  
Dennis Jole

### 1. Review by President Jerry Horton of current construction projects:

- a. Review a location, per Section 208, for placement of a dish - approved
- b. Review the plans for construction of a covered patio on 146 Wolf Cub - approved
- c. Review a new home construction of 2501 square feet. Plans and design meet board and covenant approval.
- d. Notice was made of a garage being built on Shiloh - plans not yet presented.

Article IV addresses architectural standards. Reminder to make home owners aware to submit plans for construction or changes to the Home Owner Association Approving Authorities PRIOR to the project beginning.

Dennis Jole is to head up the committee with assistance from Dave Ackerman. Tony Martino, Vice President, to act as the liaison for the Board.

### 2. Review by President Jerry Horton of the covenants:

- a. Section 317 (signs) - political signs have shown up in yards around the neighborhood and several complaints have been received. Issue was resolved with the signs being moved into the residents windows.
- b. Section 314 (trailers, campers, etc) - reviewed homes with campers, trailers and boats still being parked where not in accordance to the covenants. Home owners to be notified.
- c. Section 102 (structures) - addressed an issue where family members were living in a motor home at the residence. Issue has been resolved.
- d. Section 209 (owner maintenance) - Although most homes are fairly new, home owners should be reminded to keep their homes painted, fences in good condition and insure the homes stay in good condition. This is also addressed in Section 301 (building and grounds conditions). Some homes have yet to be landscaped and others have grass areas that are being neglected.
- e. Section 309 (weeds) - several areas in Wolf Park have been neglected. All areas must be kept cut, including weeds and "natural" plants. This is to protect the areas from fire and plant disease, as well as prevent unsightly landscapes.  
This section also goes hand in hand with Section 310 (mowing and pruning)
- f. Section 308 (landscaping) - all landscaping is to be completed within six (6) months after completion of the dwelling. There are a few homes where the front yards have not been landscaped.

### 3. Treasury report by Merle Runck:

- a. As of this date we still have 15 homes with the \$60.00 fees not paid for the May 1, 2005 to April 30, 2006 year. They have been notified. Any dues not paid in a timely manner can and will be charged 12% interest.
- b. Currently the Wolf Park Homeowner's Association has \$8,157.32 in the bank.  
Motion was made by Merle Runck to move \$5,000.00 to a savings account.  
Dave Ackerman seconded the motion and all in attendance voted approval of the Motion.

Meeting was adjourned at 6:30 p.m.