

Board Member Election:

Stephanie Patrick's term concludes at the meeting. Due to military obligations, she declined to seek re-election. The Board, homeowners and CPMG joined in thanking Stephannie for her service to the Hampden Villas community.

Darion Ross volunteered to serve as a Board member and was elected by acclamation.

Board Member terms:

Stephanie Pedersen, 2023

Mike Hultman, 2022

Darion Ross, 2021

Homeowner topics:

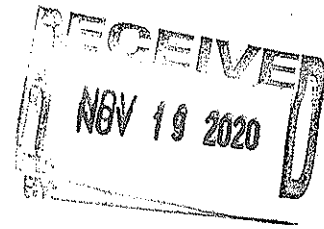
*The question was asked whether poultry can be kept in the community. Lynda Reifman noted that the Association's Declaration prohibits keeping poultry in the community and will check with the Association's legal counsel if this prohibition can be superseded by city, county or state regulations.

*The question was asked regarding the placement of the mailbox kiosk instead of individual mailboxes at each home. To the best of knowledge, the developer was required to install the kiosk.

*Violations regarding tree trimming and/or removal were discussed as well as common area tree maintenance.

*Increasing pool security and compliance with pool rules were reviewed and options were presented to the Board for consideration.

Adjournment: 7:20 p.m.



November 2020

Dear Hampden Villas Homeowners:

The year 2020 has been surreal and challenging. It seems every facet of our lives has been affected by the COVID-19 pandemic. Surreal as in unimaginable. Challenging in that everyone has been touched in some way by the virus. Indeed, it has been a time when we search for the best in humanity as we seek to navigate such uncertain times.

In our October Board of Directors meeting, we surveyed our Hampden Villas neighborhood, relative to the activities of maintaining a safe community, working to protect our home values, and tending to the week-to-week matters brought to our attention by homeowners and our management company, Colorado Property Management Group.

We were especially pleased by the overwhelming cooperation we witnessed relative to opening the pool amid a pandemic. The board considers our pool as an extraordinary asset of the Hampden Villas community. It is a source for recreation and escape. We are grateful to those residents who used the pool in a responsible way this season, following the posted guidelines. The pool season was *almost* perfect! The board appreciates residents reporting unauthorized activity to the Arapahoe County Sheriff when they witness it.

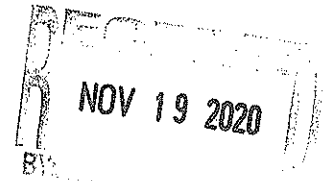
Security of the community mailboxes remains a primary watch for your Board of Directors. This past spring, the board approved a new vendor contract to replace the camera system and ensure regular oversight of their functionality. We are aware of homeowner complaints relative to USPS's delivery service of Hampden Villas. Delivery service issues should be taken by the postal recipient to the USPS.

USPS CONTACT INFORMATION: 1-877-876-2455 or <https://www.uspis.gov/report/>

At the recommendation of some homeowners a few years ago, we authorized the purchase of holiday lights and décor for the front entrance of the Hampden Villas community. We look forward to having the decorations retrieved from storage and hung again this season as a warm and seasonal welcome to our residents and guests.

In October the Board of Directors reviewed financial reports and considered the 2021 budget. The board scrutinized proposals for the ground maintenance and pool, directing CPMG to renegotiate the latter. Changes in HOA legislation relative to insurance coverage and seasonal manpower shortages, especially for landscape companies, have created new challenges for vendors that affect the cost of their service. The Board of Directors' goal is to provide the best service possible at an affordable price for our homeowners.

The Board is also tasked with building a reserve fund to address capital projects such as replacement of the fence around the perimeter of our community, major repairs of the swimming pool, and other considerations such as the usage of the common spaces in our community including the park. Failure to continue building the reserve could result in



the need for a special assessment, something we would hope to avoid if at all possible. Ultimately, the board approved the 2021 budget with a \$5/month dues increase.

We want to take this opportunity to thank Stephanie Patrick for her years of faithful service as a member of the Hampden Villas HOA Board of Directors. While Stephanie remains a homeowner, she has requested not to stand for re-election this year. We thank Stephanie, for her service to our country in the Colorado Air National Guard and to the Hampden Villas community.

Lastly, we invite you to attend the Annual Meeting of Hampden Villas on Thursday, December 10 at 6pm in the lobby of Colorado Property Management Group (2620 S. Parker Rd. in Aurora). We request you wear a mask and practice other social distancing guidelines. We look forward to seeing you.

With Best Regards,

Hampden Villas Board of Directors