

# FREQUENTLY ASKED QUESTIONS

## LAKOTA CANYON RANCH MASTER HOMEOWNERS ASSOCIATION

### **CONTACT INFORMATION / COMMUNICATIONS**

#### **How can I find out who to contact for my specific concerns?**

The best way to stay connected is through the website: [lakotacanyonhoa.org](http://lakotacanyonhoa.org). We've recently added access to the Design Review Committee information (also see the **DESIGN REVIEW** section in this FAQs).

Elsewhere on the site you will find contact information for the association's managing agent, Integrated Mountain Management, as well as Board and Committee representatives. Here's a snapshot:

- **Integrated Mountain Management**  
(970) 945-7653 Option 3 [integratedmountaingroup.com](http://integratedmountaingroup.com)
- **Lakota Canyon Ranch Board of Directors**  
Mark McDonald, President [mark@lakotacanyonhoa.org](mailto:mark@lakotacanyonhoa.org)  
Tom Mingen, Vice President [tom@lakotacanyonhoa.org](mailto:tom@lakotacanyonhoa.org)  
Mary Gervais, Treasurer [mary@lakotacanyonhoa.org](mailto:mary@lakotacanyonhoa.org)  
Kit Fordham, Director [kit@lakotacanyonhoa.org](mailto:kit@lakotacanyonhoa.org)  
Loran Randles [loran@lakotacanyonhoa.org](mailto:loran@lakotacanyonhoa.org)
- **Rec Center**  
Ginger Woznicki, Manager [ginger@lakotacanyonhoa.org](mailto:ginger@lakotacanyonhoa.org)  
Front Desk [info@lakotacanyonhoa.org](mailto:info@lakotacanyonhoa.org)

#### **How can I stay connected with community news and updates?**

Check out our new **Facebook Page** for Lakota home and land owners: <https://www.facebook.com/lakotacanyonranchhoa>. All residents and property owners are encouraged to like this page! It will be run and managed by the Board, and is being used for general communications to replace the old "Lakota Canyon Ranch: News and Notes from around the neighborhood."

In addition to the new page, we will also have a private closed Facebook group called **Lakota Canyon HOA Group**, which is reserved for HOA communications exclusive to Lakota residents and property owners. To make this group effective, we need residents to go to the provided link on that group page to request to be added.

## **DESIGN REVIEW**

### **What is the purpose of the Design Review Committee?**

The Design Review Committee's purpose is defined in Lakota's governing documents. As a committee of volunteer homeowners who care about the aesthetic value of the community, the DRC strives to have a collaborative effort with all homeowners to maintain the community vision and protect property values. The DRC does not want to take an adversarial role with any homeowner, but rather to assist in maintaining and protecting the neighborhood we have all come to love and call home.

### **What kinds of improvements do I need approval for, and what is the process?**

Any work you would like to do on the exterior of your home or landscape requires prior written approval from the DRC. This includes but is not limited to:

- Maintenance on your home exterior, including touching up stain (or using the same stain color to re-stain the entire home)
- Changes to your home or landscape, including replacing dead trees
- Additions to the home or property such as fences, play equipment, etc.

Please complete the [application](#) and return to Integrated Mountain Management, along with a check for the review fee. We typically need a minimum of 2 weeks for the turnaround. This is because we may have multiple requests at a given time and need to respect each project with the time and consideration that may be required to make an informed decision.

### **Do I need approval if I am staining the same colors that are currently on my home?**

Yes, all staining must get prior approval from the DRC. The reason for this is that stain colors don't always match. Many homeowners over the years have made "last minute" color changes after talking to their painter, some of which would have never been approved. We require that you stain a 3' X 3' section on the body of your home along with a reasonable section of trim so that we can come by and make sure what the new stain will look like after it is covering your old stain.

### **I've seen some doors and trim in the neighborhood that appear to have paint. Can I paint any portion of my home?**

No, exterior paint is not allowed in Lakota. If you see paint on anyone's home, it has not been approved. An unapproved modification may be subject to the covenant enforcement process. This can mean the owner accepts responsibility to restore the home to the prior stain color.

### **Can I use solid body stain on my home?**

Yes, solid body stain will be approved in most cases. However, the DRC would prefer you use a translucent or semi-translucent stain on the exterior of your home, in keeping with the original vision of Lakota.

### **Why does the DRC require the name and number of my stain?**

All approvals are kept on file. With the name and number on the "approved" form, there should be no confusion if any questions arise in the future regarding stain color.

### **Do I need approval to plant flowers, bushes, or trees?**

If you plan to change the existing landscape scope in your front yard—such as with extra bushes, replacing grass with rocks, or planting a large area of flowers—prior approval from the DRC is necessary.

If planting a new tree or replacing a dead one, prior approval from the DRC is also necessary.

### **How can I afford the water bill to keep my landscape green?**

All homes in Lakota are to be weed-free and watered appropriately to keep your landscape in good condition. Additionally, all homes are to have an in-ground irrigation system installed.

We all know that some years are difficult with drought conditions. We all need to be water wise during the summer months. Please don't set your sprinkler at the beginning of spring and forget about it—adjust as necessary, such as on rainy days. As far as water restrictions go, we will see how the summer goes and follow the direction given by the Town of New Castle.

## **FITNESS CENTER**

### **How can I access the fitness center?**

**Effective May 1 2019**, you will be required to have a RFID fob to access the Rec Center facilities. Residents must sign the Lakota Rec Center Agreement and also the Fitness and Pool Waiver. After that they will be issued RFID key fobs to gain access.

### **What are the new fitness center rules?**

Fitness center rules are posted in the room and are also included in the Agreement and Waiver that residents must sign prior to receiving the access device. The same will be true for the pool rules. We are currently in the process of obtaining and posting those pool rules.

### **What are the fitness center hours?**

Under the new RFID access system, the fitness center will be open 24/7.

### **What kinds of equipment are provided in the fitness center?**

The fitness center now includes a multi-purpose cage to allow for self-spotting, a squat and overhead press, a commercial-grade stair stepper, roman chair for dips and leg raises, hyperextension machine for low back, jump ropes, resistance bands, new yoga mats, back rollers, medicine balls, a few extra weights, and some other touches to spruce up the place.

**While the fitness facility and pool will be for Lakota residents only, the classes and massage options will be available to the public so the trainers/therapists can make enough to offer these services to residents on an ongoing basis. Lakota residents will get a discount on all massage services and fitness classes!**