

Neighborhood Updates



January HOA Dues

January invoices will be sent out on December 1 and will be due January 1, 2025. With our new pay system, you will not be able to pay our dues online. You can either pay by check or set up bill pay with your bank.

In an effort to help homeowners budget their HOA dues in 2025, you will now have the option to pay your dues monthly, quarterly, semi-annually or for the full year.	Month	\$ 133
	Quarter	\$ 399
	Semi-Annual	\$ 798
	Year	\$1,596

Invoices will be sent out 30 days in advance of the due date. January 1 due dates will be assessed a late fee if not paid by February 1, 2025. This applies to monthly, quarterly, and semi-annually and full year payments.

Quarterly Payments will be due on: January 1, April 1, July 1 and October 1. **Semi-Annual Payments** will be due on January 1 and July 1.

If you choose to pay by the month, you must commit to that payment plan for the entire year.

ACTION NEEDED!

Go to the Membership tab on our website to register for your preferred billing cycle.

<https://estesparkhoa.com/membership/>

5 Year Rental Rule

Reminder, if you are currently renting your home, to remain grandfathered, you **MUST** provide a copy of your signed lease agreement along with the \$200 lease review fee before **December 6, 2024**.

Snow Removal

We are excited to announce we have entered into a deal with Davey Trees to manage snow removal for our sidewalks and driveways. Now that we have our final paving, the Town of Ingalls is responsible for clearing snow from the streets.

Per **Section 5.3.2 Snow Removal** of the DCCR, the Association shall provide snow removal for individual driveways, sidewalks, and for front walk ups to the front door of the dwelling.

There is a 2" depth snowfall (*determined by the National Weather Service*) before the snow removal crew will be onsite.

*NOTE: The HOA will **not** have the snow removal company put salt down on driveways or sidewalks as it can damage concrete.*

Winter Reminder

Before freezing weather arrives, be sure to turn off your external faucets and hose bibbs. **Forgetting to do so might lead to pipe bursts and ice jams.** Also remember to disconnect hoses from outside faucets.

Christmas Trees

If you have a live Christmas tree you would like disposed of after the holiday season, please send a message to the board through the **Contact Us** link on our website. We will pick up your tree and feed it to the eco system of our pond.

