



NEWSLETTER

Volume 2, No. 1

September, 2017

Please visit our website arborsatmountainshadows.com to make comments, suggestions, or inquiries. Click on the *CONTACT US* tab located at the top right of the Home Page. Complete the information request form and click the *SUBMIT* button at the bottom of the screen. Your comments or request will be sent directly to a member of the Board for a response. If you do not have email or internet access, please contact 719.201.0426.

Emergency contact information: 719.201.0426 or 720.883.7068

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Around the Arbors

ELECTION RESULTS

The Annual Members' Meeting was held on Thursday, September 21, 2017. We had a good number of members in attendance and, with the proxies that were sent in, a Quorum was present so that the business of the Association could proceed. There were two positions open for directors. Lynda DeHaven and Geri Juen were presented with the recommendation of the Nominating Committee. President Rand asked for nominations from the floor and there were

none. As there were no nominations from the floor Lynda DeHaven and Geri Juen were subsequently elected by acclamation.

Milan Cikanek was appointed by the Board to fulfill the unexpired portion (one year) of the term vacated by Ahmad Gordji when he sold his unit.

The current Board of Directors are Milan Cikanek (2018), Wyatt Kondris (2019), Laurie McIntyre (2019) Lynda DeHaven (2020), and Geri Juen (2020).

The By-laws state that an Organizational Meeting must be held within 10 days of the Annual Meeting wherein the new directors shall elect officers for the coming fiscal year. It was announced in the Annual Meeting that the Organizational Meeting would be held directly after the adjournment of the Annual Meeting. During this meeting, the directors elected Geri Juen as President, Milan Cikanek as Vice-President, Laurie McIntyre as Secretary, and Wyatt Kondris as Treasurer.

ASPHALT WORK on DENTON GROVE

The rainy weather has put a temporary stop to the repair of Denton Grove. Section 1 is complete;

section 2 is half finished. Warmer and particularly DRY weather is needed before seal coating can be done. It may be necessary to speed up the work so that everything can be done before cold weather comes and stays. In that case parking may be a problem. So, please plan for some possible inconvenience.

LIGHT FIXTURES

All of the light fixtures have been installed on all buildings—which includes all front doors and outside lights on buildings by the garage doors and by the sidewalks between buildings. The bulb is an LED, has a life expectancy of 50,000 hours and should last many years. A number of homeowners have already purchased the new fixture for their patio or deck and all are encouraged to do likewise in the near term so that the community will have a uniform look. Call Wyatt Kondris (719.460.6302) to place your order; payment should be by check (no cash, please) made out to *Arbors at Mountain Shadows COA* in the amount of \$35.00. The board contracted the installation of the light fixtures on buildings with Tyler (719.225.5677). He may be contacted if you like.

Around the Neighborhood

BIRD FEEDERS / WILDLIFE

Wildlife: birds, deer, rodents and other undesirable animals should NOT be encouraged to call the Arbors their “home.” Around the

grounds and near buildings, there are still some bird feeders, bowls, and other containers. Please remove all of these containers.

GRILLS and BARBECUES

The Board reminds everyone that grills MAY NOT be used anywhere—patios, decks, parking areas, lawns, etc. In the Declarations document (Section 7.4) it specifically states: “No barbecues or open fires shall be allowed on decks or balconies nor otherwise upon the Property.” Because this section is in our Declarations and because insurance companies use governing documents in reviewing claims, the Arbors would NOT have coverage if this Section is not followed. Please put ALL grills in the garage and empty the fuel containers.

PATIOS and DECKS

In order to maintain a neat and clean appearance within the Arbors, please remember that patios and decks should not be used for storage and are not to be enclosed with any material such as wooden slats, screening of any type, nets, etc. Also, bicycles should be placed in garages, not on patios, decks, or staircase landings.

Meetings of the Board of Directors are held on the third Thursday of the month at the Clubhouse at 6:30 p.m. Members are invited.