



NEWSLETTER

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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 to a member of the Board for a response. If you do not have internet access, please call 719.460.6302

Emergency contact information: 719.201.0426 or 720.883.7068



Merry Christmas

Happy New Year



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Around the Arbors

Grills

Homeowners throughout the community and the Board sincerely appreciate those who have removed their grill. Additionally, the board and many homeowners

know that some were removed even with a great degree of sacrifice—some small, but some great. These efforts are greatly appreciated.

Downspouts and Gutters

The contractor is finishing up the repair of the gutters and downspouts. The work should be completed soon, weather permitting.

Birds and other Wildlife

With winter upon us, it is important that all residents do their part to *discourage* wildlife from making the Arbor's grounds their home. It is very important that no water and no feed of any kind, for any species, be put around the buildings or anywhere on the grounds. There have been times that feed, etc., has caused even rats to visit us. That is not desirable, in the least. It is important to remove containers of any kind, whether they are hung on a porch or deck or patio or placed elsewhere in the complex.

Newsletters

All Newsletters are available for review on the

Association's website after distribution. Click on the **Community** tab at the middle left of the Home Page, select **Newsletters**, then choose from the list.

Terms of leases

The Covenants requires that the term of a lease within the Arbors community must be at least six (6) months. The Covenants also state that a unit may not be used for any business, manufacturing, or commercial endeavor. This exists to maintain residential quality.

Mailboxes

Unfortunately on several occasions our mailboxes have been pried open. These boxes are old and parts are no longer available for repair. Therefore, it is necessary for the Association to plan in the *very near future* to install new mailboxes with the cost being approximately \$15,000-\$18,000. There will be a period of time when mail will need to be picked up at the Post Office on Centennial Blvd. Residents will be informed of the time table through the Newsletter, by notices placed in garage door clips, by email where available so that everyone will be able to make proper arrangements.

Around the Neighborhood

Patios, Decks, Front Porches, Landings

These limited common areas, which are generally for the use of the unit which they service, are still semi-public areas within the community. As such, it is incumbent upon all residents to maintain these areas so as not to distract from the overall appearance of the entire complex. Patios and decks may, of course, have comfortable outdoor furniture to enhance the owner's living area. However, it is not appropriate to use a patio, deck, front porch or landing for storage to any degree. Please remove all boxes, bicycles, and any other items, that distract from the overall pleasant surroundings of the community.

Registration/Emergency Information

The **Registration/Emergency Information** on file needs to be current. A form is sent with each Annual Meeting announcement to be reviewed and updated. However, it is also necessary for each homeowner to forward to the Association **within 15 days** of any change. All homeowners should expect the board to

have information that is current and accurate, especially when an emergency situation arises. All units have common walls with other units. What occurs in one unit can easily affect the unit next to it, whether up or down. Protecting your individual investment is greatly improved when serious situations arise and the board can deal with them in a timely manner.

Staircases and steps

Each owner of a second level unit is responsible for the maintenance and repair of the staircase that services that unit. The Board will be engaging the services of a contractor to inspect all staircases and homeowners will be notified of deficiencies, if any. Many staircases have crumbling steps and need to be replaced. The replacement cost for the metal steps is, on average, about \$1400 (about half the cost of cement steps!). If several homeowners can have steps replaced at the same time, the reduced cost for quantity discount is significant (about \$200-\$225). There are currently two homeowners on the list and they would like to move forward as soon as possible. Please contact Wyatt (719.460.6302) so that your name can be added to the list to take advantage of reduced costs.

Light Fixtures

Many homeowners have already purchased a fixture and have had it installed by the patio or deck door. The light fixture has an LED bulb which will last many years. The fixture costs \$35.00 and the cost of installation varies. Please call Wyatt (719.460.6302) and arrange to get one for your patio or deck. It would be helpful, if everyone would plan to complete this within the next 3-4 months.

Garage Door Bottom Rubber Seal

Over the years the rubber seals at the bottom of many garage doors have become hard and cracked. These should be replaced which will provide a better seal between the garage door and the floor. It is also good to install a "threshold" seal to provide a better seal between the garage door and the cement below.

Keep your home warm! Check your thermostat!

During these coming winter months, keep an eye on your thermostat. Make sure the temperature is set high enough so water pipes do not freeze. Damage occurs quickly and repairs to your unit and to damaged adjacent units can be **very** expensive.