



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 directly to a member of the Board for a response. If you do not have email or internet access, please contact

Emergency contact numbers: 719.460.6302 or 720.883.7068

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From the Association

Many thanks to Volunteers

The Board sincerely appreciates those who volunteer to distribute the Newsletter to every unit in the complex.

Information from February Board Meeting

Street light bulb was replaced with an LED light which will provide a brighter light with less energy and that has a life expectancy of 4-5 years. Drainage project at building 2137 will begin in March. Board to contact Designer Piers and Columns to repair latch assembly on Enclosure No. 1 and install hardware on all enclosures to enable

exiting from inside. The Board will review options for maintaining security at the clubhouse, pool, and spa. The Board will receive a 3rd quote for the installation of new mailboxes and to redo the kiosk area. Board will obtain quotes to repair/replace light fixtures in the median at Flying W entrance, plant a tree and remove sod at south end.

Important Positions in the Association

The Board is in need of volunteers to fill the positions of directors and secretary. Directors are needed so that the affairs of the Association can be accomplished. The duties of a director would include attending board meetings and providing valuable input pertaining to the needs, operation, and maintenance of the community. The duties of a secretary would include attending board meetings and preparing the minutes.

Terms of leases

The Covenants require that the term of a lease within the Arbors community must be at least six (6) months and that units can only be used for residential purposes. In addition, the Covenants also specifically state that a unit may not be used for any business, manufacturing, or *commercial* endeavor. These provisions exist to maintain a residential quality. Most owners usually have leases with an initial term of twelve (12) months so there is no problem. However, just for emphasis, a

lease must be at least six (6) months; twelve (12) months is probably the most beneficial to the landlord. (Declarations, Sections 7.1 and 7.9.)

Light Fixtures / Architectural Uniformity

So that the buildings and grounds present a uniform, coordinated appearance, the building exteriors (including walls, trim, front doors, garage doors, windows, window screens, light fixtures, staircases, deck rails, etc.) need to have the same appropriate color and style: Front doors (and screen doors installed by owners for their units) need to be painted with the Arbors *green*; garage doors with the Arbors *beige*, staircases with the Arbors *brown* (as listed on the website). To keep the architectural design consistent, the board has determined that the Association will purchase and install the light fixtures for each patio and deck. The Board has hired a contractor to complete this project and the installations will begin in March.

Mailboxes and Kiosk Renovation

As was mentioned in the last Newsletter, it has been unfortunate, but on several occasions our mailboxes have been pried open. These boxes are old and parts are no longer available for repair and need to be replaced. The Board has received bids for this project and will select the contractor within the next two weeks. The Newsletter and notices placed in garage door clips will be used to notify all owners and residents so everyone will be able to make proper arrangements to pick up their mail. Most likely, the interruption will be only 1 day, or 2 at the most.

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.

Around the Arbors

Maintain Sufficient Heat

During cold winter days and nights, it is extremely necessary that water pipes do not freeze. Closing doors to bathrooms is a good way to help prevent water in pipes on outside walls from freezing.

Suspicious Activity

The Mountain Shadows neighborhood newsletter, *Next Door*, includes a notice from residents in the surrounding neighborhood that a white van has been "canvassing" the area. Two owners in the Arbors community have seen footsteps on their staircases going half way up and then doing down. Be cautious and be aware of what takes place in our community and the surrounding neighborhoods.

Maintaining stucco and wood trim

A reminder that nothing should be attached, hung, or nailed to the exterior wall of any building or to the wood trim, posts, etc. The stucco on the building is as a veneer; it is very thin and will not stand up to anything being attached or nailed to it.

Keeping the Arbors clean and attractive

Because of the dry winter, it would be prudent to make sure all cigarette butts are extinguished properly into a can with dirt, sand, or water. Please do not toss them around on the grounds, grassy areas, etc.

Lost and Found

Two black coats have been left in the Clubhouse. One is a man's coat; a second is a woman's coat with pink gloves in one of the pockets. Please contact Lynda at 720.883.7068 to claim them.