



NEWSLETTER

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Emergency contact information: 719.460.6302 or 720.883.7068

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From the Association:

Information from March Board Meeting.

Board received quote for the renovation of the median at the Flying W Ranch entrance; waiting for the quote for the repair work needed for the pool and spa; accepted bid from Arrow Locksmith & Maintenance for the purchase and installation of the mailboxes and remodeling of the kiosk.

Important Positions in the Association.

The Board is in need of volunteers to fill positions of director and of secretary. Directors are needed to accomplish the affairs of the Association. Duties would include attending Board meetings but, even more importantly, providing valuable input pertaining to the maintenance of the common areas and the appearance of the entire complex. The community belongs to the homeowners and providing insight and ideas for maintaining the grounds, streets, and buildings is a good way to protect and preserve your investment. The duties of a secretary are very important and do not require much time—mainly preparing minutes of the board meetings.

A Reminder of Suspicious Activity.

Last month several homeowners noticed some prowling around park vehicles in the complex. Be sure to lock your vehicles parked outdoors and remove valuable items from view.

Lost and Found Reminder.

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 a pocket. Please call Lynda at 720.883.7068. If they have not been claimed by

April 9th, they will be taken to Goodwill.

Reminder Maintaining Stucco, Wood Trim.

The stucco on our buildings is *very* thin and is easily marred and damaged. Nothing should be attached, hung, or nailed to the stucco or wood trim around front doors, patios, and balconies. Please take the initiative and remove anything that is attached, hung, or nailed.

Another Reminder Regarding 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 or commercial endeavor. These provisions exist to maintain a residential quality. Most homeowners have leases for twelve (12) months, so there is no problem and is greatly appreciated by homeowners. If needed, a review of the Declarations, Sections 7.1 and 7.9 would be prudent and advised.

Around the Arbors:

Mailboxes and Kiosk Renovation.

As was mentioned in the last Newsletter, new mailboxes will be installed at the kiosk within the next 2-4 weeks. A notice will be placed on garage door clips to indicate the period of time during which mail would need to be picked up at the Post Office on Centennial Blvd and Piñon Valley.

Pool and Spa Preparations.

The pool and spa maintenance project has

begun. During the coming weeks, maintenance workers will be making necessary repairs, replacing tiles, sealing surfaces, cleaning and inspecting all pool equipment in order to be prepared for the opening on Memorial Day weekend, Saturday at 9 AM. While the pool and spa are open, workers will be checking and adjusting chemical levels on Monday, Wednesday and Friday. While this work is being done, the pool and spa cannot be used, though residents may remain on the deck and use the lounge chairs.

Flying W Ranch Entrance.

New LED lights will be installed at the Flying W Ranch entrance, replacing the lights at the sign and around the trees. An additional flower bed will also be added at the south end of the median and will include a rock border,

Emergency Releases for Dumpster Enclosures.

These releases will be installed on the 3 remaining enclosures within the next week or two. In addition, it is also important that all enclosure gates be securely fastened after leaving. If a gate is not latched properly, then it can swing out into the street and create a problem/hazard for vehicles driving by.

Installation of Light Fixtures.

All light fixtures have been installed on the first floor patios. Residents (owners and tenants) who live in units on the second level need to call Tyler (719.225.5677) to schedule with him a day and time when the fixture can be installed on your balcony. He needs to manage his time effectively, so it is necessary to call him *before* April 15 and make these arrangements.

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.