



# NEWSLETTER

Volume 2, No. 5

June, 2018

Please visit our website [arborsatmountainshadows.com](http://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 call 719.460.6302

Emergency contact information: 719.460.6302 or 720.883.7068

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### *From the Association*

#### **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.

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#### **New Records Inspection Policy**

In order to review Association documents and records, the previous policy required a member to set a time to meet with a board member, pay fees, etc. With our website, 90% of all records are available on line and can be reviewed simply by signing in with a username and password. To register, members/owners should click on **Register** which is located in the upper right corner of the Home Page and follow the instructions.

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#### **Terms of leases**

The Covenants *require* that the term of a lease within the Arbors community must be at least six (6) months, is to be used only for residential purposes with the tenant making it the *primary* (not temporary) residence. In addition, the Covenants also specifically state that a unit may not be used for any business, manufacturing, or commercial endeavor. (Declarations, Sections 7.1 and 7.9.) This exists to maintain a residential environment and quality. Most owners 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.

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#### **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 a very thin veneer and will be weakened when anything is attached or nailed to it. Please take the initiative to remove anything that is attached to walls or posts.

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**The Pool and Spa are open for all to use.**

Pool/Spa hours are from 9:00 am until 10 pm each day. To be considerate of residents who live in buildings around the pool, please gather all belongings, dispose of all trash, and leave early enough so that the area is clear and quiet by 10 pm. Also, three (3) times during the week, the pool company will be checking the chemical balance of the water. The process takes about 15 minutes during which time all members and guests must exit the pool and spa. There must be time for the chemicals to dissipate into the water to avoid discomfort.

**>>> REMEMBER <<<**

**NO LIFE GUARD ON DUTY**

Please be observant and responsive to what is taking place around the pool and spa area.

*Around the Arbors*

**Keep Your Pets Healthy and Happy**

Be kind to your pet by completing the following:

1. An Annual Wellness Examination.
2. A vaccination checkup and ensure that rabies shots are up to date.
3. A current Colorado Springs Registration.
4. A micro chip so that your dog can be easily returned to you.
5. A tag on the collar with name and contact information.
6. Lastly, for the safety of all, keep your dog on a leash at all times when it is outside of your home. This leash rule is a Colorado Springs city ordinance and is also required by our Pet Policy which says that dogs, when out of the home, must be on a leash in the hands of a responsible person. This person may be the owner, a family member, or a guest of the owner but must be someone who can control and restrain the dog under any given situation.

**PLEASE NOTE**

**Even though a dog may be well-trained and is a “friendly” dog, there are situations when a dog's natural instincts will be strong enough that it will not be obedient. To have *complete* control of your dog, whether it is large or small, it must be on a leash when **OUTSIDE YOUR HOME.****

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**Lingering Dog Waste.** The board has received complaints of lingering accumulations of dog waste around certain buildings. Dog waste is picked up once per week throughout the complex. Between scheduled days, when dog waste is not picked up, it sits around for up to 6 days. It is the responsibility of each dog owner to dispose of stools every time. No one wants to walk around the complex and see dog stools everywhere. Please be respectful and help keep our grounds looking clean and attractive.

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**Grills, Patios, and Balconies.**

Our Declarations state that grills are not to be used. BUT more importantly, our insurance policy will not cover any damage that is caused by the malfunction of, or a fire caused by, a barbecue or grill of any kind or style. Please remove all grills, barbecues, etc., from patios and balconies and store them inside your unit or garage. Remember also that patios and balconies are to be used as an outside living area with appropriate patio furniture; not used as an outdoor storage area. Please remove all other items, such as bicycles, tarps, screens, etc., and put these items inside your unit or store in your garage. This will enhance the attractiveness of the community.

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**Disposal of Ordinary Trash and Recyclables.**

The *recyclable* containers are emptied only once each week on Tuesdays. In order to make good use of our recyclable containers, it is extremely important that all boxes be broken down so more boxes can be accommodated. Also, if either container near your building is full, *please* place your items in the container in another trash enclosure; there are four trash enclosures in the complex. Additionally, no trash is to be placed in the enclosure on the cement pad. The disposal company removes trash that is in the containers; it is not a custodian to clean up the area within the enclosures.

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**Disposing of trash and refuse.** It has been noticed by more than one resident that *table scraps* !! have been found on the lawns in our complex. *This is unsightly and is not sanitary!!* It is expected that ALL trash of any kind will be disposed of properly by being placed in a container inside the Disposal Enclosures.

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.