



NEWSLETTER

Volume 3, No. 2

January, 2019

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 a Board member. Contact information is on the website.

Emergency contact information: 719.460.6302 or 720.883.7068

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Repairs

Stucco repair on window ledges and filling in holes caused by woodpeckers is complete. Three buildings have had old repairs repainted to match existing color.

Asphalt repairs on Alicia Point will be starting soon. Notices will be placed on garage door clips when work will begin.

Staircase Snow Removal

Just a reminder that owners/renters with outdoor stairs are responsible for snow removal. You may request snow removal services (*at your own expense*) from Monarch Commercial Landscaping. For further information, please call Terry at 719.439.8960.

Vacancies on the Board

Nicole Palmer has joined the Board to fill a vacant director position with her term ending September, 2019. There are two more open positions for director. Please contact Lynda (720.883.7068; bellakate7278@gmail.com), Nicole (719.243.4161; rn_palmer@hotmail.com), or Wyatt (719.460.6302; wytatk.amsa@gmail.com) if you are interested in serving your community.

Vehicle Registration

Our complex seems to be a favorite place for individuals to “drop off” vehicles no longer wanted. To help the Board members know vehicles that “do not belong” in our community, the Board requests that EVERY resident (owner or renter) provide make, model, year and license plate number and the State in which the vehicle is registered. Please email this information to any of the board members. By doing this, the board can easily tell if a vehicle belongs here or if someone has just decided that our parking lot is a good place to “dispose of a car.”

Curb Snow Markers

Snow markers located at various places along the curbs are there to assist the snowplow crews remove snow without damaging the cement curbs. Please do not move them.

Deer Population and Wildlife

Another reminder that no wildlife, particularly deer, is to be fed or watered, or encouraged to call our community their home. Especially during the winter months when their normal habitat is bare, the deer seem to enjoy our bushes and trees even more. There are many bushes and trees that are becoming quite barren and unfortunately many will need to be replaced which is very expensive.

Precautions for Cold Temps

When checking the weather reports and very cold temperatures are predicted to be below freezing, please take the necessary precautions to keep pipes from freezing. Particularly vulnerable are units 101 and 103 on the lower levels and 201 and 203 on the upper levels in buildings with six (6) units. Here are some suggestions and recommendations that will help.

1. *Open kitchen and bathroom cabinet doors* to allow warmer air to circulate around the plumbing. If there are small children, be sure to place harmful cleaners and household chemicals on higher shelves out of reach,
2. *Let cold water drip from a faucet* served by exposed pipes. Allowing water to run through the pipe—even at a trickle—helps prevent pipes from freezing.
3. *Keep the thermostat set at the same temperature* during the day and night. Again, during a cold snap is not the time to set back the thermostat at night to save a few bucks on your heating bill. The cost of cleanup when a pipe has broken in the past has been as much as \$2,500 to \$4,000 for some homeowners.
4. *If you plan to be away from your home* during cold weather, please leave the furnace turned on and set the thermostat no lower than 60 degrees.

Colorado Springs Utilities offers the following winter tips

- If you have not already had your furnace checked, it is not too late. Also, have your water heater checked out by a professional.
- Replace your furnace filters often. It is recommended to do it every month, but at least every three (3) months.
- Make sure all heat vents and return air flow vents are free of any obstruction.
- If using a gas fireplace, be sure to have the gas unit and chimney checked and cleaned, if necessary, by a professional.
- Never operate a vehicle or other fuel burning equipment in an attached garage, even with the door open!
- For more tips, visit the Colorado Springs Utilities website, www.csu.org.

An Auto Winter Survival Kit.

Road conditions change quickly in Colorado and one never knows when a vehicle might get stuck. Following is a list of items to consider.

1. Chains, shovel, kitty litter and/or sand.
2. Battery Boost Jumper or regular jumper cables.
3. Flashlight with extra batteries.
4. Bottled water, snacks—nuts, jerky, raisins, energy bars.
5. Extra clothing such as hats, socks, mittens, boots.
6. Blankets for warmth and newspaper to cover windows to help keep out the cold.
7. Matches and small candles with a tin can in which to burn them.
8. Charged battery pack for your cellphone.
9. Emergency flares, reflectors, fluorescent flag to attract attention.

More information can be found at

<https://colorado.ourcommunitynow.com>



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.