



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 a Board member. Contact information is on the website.

Emergency contact information: 719.460.6302 or 720.883.7068

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Cooking Grills.

As summer approaches, please remember that our Declarations state that grills are not to be used on patios or balconies. **BUT MORE IMPORTANTLY**, our insurance policy **WILL NOT** cover any damage that is caused by the malfunction of a barbecue or grill 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; patios and balconies are not to be used for storage.

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.

Replacing Old Steps on outdoor Staircases

This Spring/Summer will be a good time to replace old steps on your outside staircase. Five homeowners are already on the list to take advantage of about \$150 discount. If there are 7-8 who order at the same time, the savings will be around \$200 to \$250. Contact Wyatt (719.460.6302) to get on the list.

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 the unit is to be used for residential purposes with the tenant making it the *primary* (not temporary) residence. 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 who lease 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.

Feeding of wildlife

The City of Colorado Springs has passed an ordinance that bans the feeding of **ALL** wildlife (see article on page 2). A fine up to \$500.00 may be issued to violators. Additionally, our Pet Policy specifically adds that there is to be no feeding of wild birds. There have been instances in the past where residents have left feed in containers on patios and sidewalks which has attracted mice, rodents and even large rats. This creates serious health issues and the spreading of disease.

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.

Two decisions on wildlife made by Colorado Springs City Council

Fine for feeding wildlife begins Jan. 1, 2019

Deer Overpopulation in COS

- ***\$500 fine for feeding wildlife in Colorado Springs.***

COLORADO SPRINGS – The Colorado Springs City Council has passed two ordinances prohibiting people from feeding wildlife within Colorado Springs city limits.

On Tuesday (November 13, 2018), the council officially passed an ordinance to ban the feeding of all wildlife except birds. Violators will first receive a warning and repeated violations will result in fines of increasing severity. Feeding wildlife is already against state law [***\$50.00 fine***], and the approval of the ordinance is meant to reinforce that law.

One of the ordinances allows code enforcement officers to enforce state law that bans feeding animals and the second one outlines warnings and fines.

Colorado Springs citizens could now face a fine of up to \$500 if they are cited for feeding wildlife after city council passed the ordinance Tuesday night. The accompanying ordinance also excludes the offense from jury trials.

If there is one witness to feeding wildlife, a written warning will be issued. If an offender does it again, that's when a fine can be issued.

As urban deer populations in the city continue to grow, there are safety concerns. This growth not only brings in predators and increases the chances of animal/vehicle collisions, but it also increases the risk for the spread of disease.

The animals also become more comfortable around humans and feeding them might cause them to become more aggressive.

Leaving out hay, grain, minerals, salt or other foods for wild animals to eat is prohibited under the ordinance. The ordinance defines wildlife as "any undomesticated animal species including but not limited to bear, skunks, raccoon, wolf, coyote, fox, deer, elk, moose, or antelope. Wildlife does not include animals raised as livestock, domesticated pets, or birds.

A primary target of the ordinance is the city's growing deer population, particularly west of Interstate 25. CPW [Colorado Parks and Wildlife] said there are too many deer that are too comfortable around people, resulting in more than 300 deer-vehicle collisions annually and numerous instances of property damage.

"People feed them corn, apples, carrots and rich foods they don't eat in the wild," Bersheid (from CPW) said. "They can't get proper nutrients from it. They can get sick. They're better off eating their natural diet."