



NEWSLETTER

Volume 4, No. 1

September, 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. Contact information is on the website. If you do not have email or internet access, please contact a Board member.

Emergency contact information: 719.460.6302 or 720.883.7068

Homeowners' Annual Meeting

All homeowners are invited to attend the 2019 Annual Members Meeting. It will be held at Firestation No. 18, 6830 Hadler (to the west of Wahlgreen's). Check-in begins at 6:00 p.m. Come mingle with your fellow Homeowners.

>>>Remember: the Pool and Hot Tub will close Sunday evening, September 15, 2019<<<

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Outdoor Grills

As the "outdoor grilling season" is coming to a close, please remember that our Declarations state that grills are not to be used on patios or balconies or anywhere in the complex. **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. If there are grills, barbecues, etc., outside, please remove them from patios and balconies and store them inside your unit or garage; additionally, patios and balconies are not to be used for storage. (Declarations, Section 7.4, last sentence; and the Board has not so designated any areas.)

Is your fireplace and its gas line in good working order?

If you have any concerns, it may be good to have a furnace company come check it out before winter arrives.

Check out the caulking around window frames

As winter approaches, consider checking around window frames for old or cracked caulking where water may enter between window frame and the stucco. If necessary, a window company can help you with that repair.



Preventing theft or malicious activity

For some reason, non-resident individuals believe our complex is a good place to drop off unwanted, damaged and even stolen vehicles or who want to walk through looking for unlocked vehicles and checking them out. Over the last several years, the board has had to place signs on vehicles that are in our parking spaces and has needed to call a towing company to remove them. So, it is important that we all, as residents, do our part to remove temptations by not leaving items in cars parked in the complex. Personal belongings or valuable items such as cell phones, laptops or other electronic devices, garage door openers, etc., should not be left in vehicles. If an item needs to be in your vehicle, please put it in the glove compartment or the trunk so that it is out-of-sight. Also, be sure that windows are not left open and that doors are locked.

Goodwill Industries and ARC Thrift Store

Please do not put items that are in good working condition near the dumpsters or inside the enclosures. These items would be well received at Goodwill Industries, 1460 Garden of the Gods, (near Staples on Centennial Blvd) and also well received at the ARC Thrift Store, 4215 Centennial Blvd, which is located in the shopping center that includes Safeway and Ace Hardware on Centennial, south of Garden of the Gods Road. If you are discarding items that are not working or are not in good condition, please DO NOT put them inside the dumpster—not even outside or next to the enclosure or on the cement pad inside the enclosure.

Fall and Winter are just around the corner

It is being projected that a heavy winter is quite possible. So, particularly as the winter season arrives, it would be good to have food storage items and other appropriate items on hand in your home to ensure your health, safety and well-being. If, for some reason, you and your vehicle get stuck in the “middle of nowhere”, it will be reassuring if you have some dry food, some water and a couple of blankets in the trunk. If you have a pet traveling with you, also be sure to consider their well-being by having proper food and water.

Feeding of Deer and Other Wildlife

As fall is approaching—another reminder!! Deer (and all wildlife) are able to take care of themselves in the wild. They store up food, nutrients, etc., during the spring, summer and fall seasons to last them for the winter. Sometimes they look thin to us. But their digestive systems are not able to use human foods and in some cases these are extremely detrimental to their health and well-being. 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 could create serious health issues and disease. The City of Colorado Springs has passed an ordinance that bans the feeding of ALL wildlife. A fine up to \$500.00 may be issued to violators.

