



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

Contact information: 719.460.6302 or 720.883.7068

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Staircases and Steps

Owners of second level units are responsible for the maintenance and repair of their staircase. Many staircases have crumbling steps and need to be replaced. The replacement cost for 15 metal steps is, on average, about \$1,200 (about half the cost of cement steps!!). However, if 6 or 7 homeowners order steps, the savings would be around \$300 to \$400. (including shipping charges). Currently there are four (4) homeowners on the Order List. It would be great if about four (4) more could be added. The order will be placed the first week in April, 2020; delivery should be within two weeks after the order is placed. So, there is yet time to check budgets and make plans. If you wish to order, please contact Wyatt Kondris (719.460.6302) so your name can be added to the list and take advantage of significant savings.

Neighborhood Watch for the Arbors

At our last members' meeting in September, 2019, there was an interest in setting up a "Neighborhood Watch" for the Arbors. In order for the Arbors to have the Neighborhood Watch designation, there needs to be a Block Captain. Any resident owner who would be interested in volunteering, please contact Lori Morgan at 719.233.0627. Lori is overseeing the program for the Board and would be happy to provide information about the duties, etc. The "Watch" designation would add another level of protection for our community and be very beneficial.

Requirement for Carbon Monoxide Alarms

In 2009, the Colorado House of Representatives passed House Bill 09-1091 which states that all single and multi-family homes, including condominiums, must have **carbon monoxide alarms** installed near all bedroom doors and in garages. From this time forward, alarms must be installed as prescribed by the bill *prior to a home being sold* in the Arbors complex. Additionally, from this time forward, alarms must be installed, as prescribed by the bill, in units *prior to entering into a new lease* with either a current or a new tenant. A summary of the contents of House Bill 09-1091 can be found under the **Maintenance** tab on the Home Page of the website.

Check Out Caulking Around Windows With the winter cold still upon us, it may be a good idea to check window frames for old or cracked caulking where water may enter between window frame and the stucco. If needed, a window company can help you with that repair.

Downspouts and Splash Divertors Over the next several months, work will be done to repair downspouts and replace splash divertors around the buildings.

Cleaning of Dryer Vents and Furnace Ducts
This year is next in the four (4) year cycle for having dryer vents and furnace duct work inspected and cleaned. Each owner should contact a contractor and schedule to have the work completed by September 15. Also, each owner must forward a copy of the dated receipt indicating the work is completed and must be received by the board before September 30, 2020.

Preventing Theft or Malicious Activity
For some reason individuals drive by and believe our complex is a good place to drop off unwanted, damaged, or even stolen vehicles. Others just like to walk through our complex looking for unlocked vehicles and then checking them out. Over the last several years, the board has had to place signs on such vehicles and on many occasions has had to call a towing company. It is important that we all do our part to reduce “temptations” by removing valuable items from cars parked in the complex. Personal belongings and other 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 box or in the trunk—or somewhere out-of-sight. Also, be sure that car windows are closed, that doors are locked, and garage doors are closed.

Goodwill Industries and ARC Thrift Store
Please remember: If you have items that are in good working condition, *it is a very short distance* down the road where items would be well received. Goodwill Industries, 1460 Garden of the Gods, is located near Staples. ARC Thrift Store, is at 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 or on the cement pad inside the enclosure—not even outside or next to the enclosure. Please dispose of them by taking them to the dump. The Association (all owners) is charged \$35-\$65 for every item that is hauled away.

Parking Spaces in the Arbors Complex. In some sections of the complex all of the parking spaces at times are occupied. If you have two vehicles, one should be parked in your garage. There are 140 parking spaces that are “first come, first served” and are available for residents and guests. If, by chance, there is a need to have more than two vehicles, those residents need to park their third vehicle in an adjacent parking area, *even* if it means a longer walk. There are essentially spaces for two vehicles per unit—one in the garage and another in the parking lot. The complex is not designed for residents to have “extra” vehicles.

Preventing Frozen Pipes Keeping doors open under sinks and wash basins and closing bathroom doors will help retain warm air around water pipes. Also, it would be advantageous to open faucets and allow the water to drip very slowly.

Feeding of Deer and Other Wildlife
Winter is still here and so—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. During the winter months sometimes they look thin to us and we are tempted to put out food. However, their systems are not able to digest human foods and, in some cases, these foods 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, unfortunately, also attracted mice, rodents and even large rats. This could create serious health issues and be a source of disease. Please note: The City of Colorado Springs has a city ordinance that bans the feeding of **ALL** wildlife. A fine up to \$500.00 may be issued to violators.

Meetings of the Board of Directors are held on the second Thursday of the month at the Clubhouse at 6:30 p.m. Members are invited.