



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.

Contact information: 719.460.6302 or 720.883.7068

In this Issue:

- Use of Pool and Spa*
- Drainage Projects Within the Complex*
- Preventing Theft and Malicious Activity*
- Parking Spaces in the Arbors Complex*
- When Pets are Outside of the Home*
- Requirement for Carbon Monoxide Alarms*
- Goodwill Industries and ARC Thrift Store*
- Dryer Vents and Furnace Ducts*

Use of Pool and Hot Tub

In reviewing the current status regarding the Coronavirus in the State of Colorado, the Board has determined, for the safety of the residents, that it would be wise to delay the opening of the pool and hot tub. Throughout the state social distancing and use of masks are both necessary. Public pools, beaches and even Water World are closed. In the interest of health and maintaining proper safety for all residents, it will be important for the pool to remain closed until further notice. The Board will continue to monitor guidelines published by the Department of Public Health and Environment to determine the appropriate time for the opening.

The Drainage Projects are Nearly Complete

These projects will provide significantly better control of the flow of water throughout the complex. Also, many downspouts have been redirected under sidewalks while others have been repositioned to allow water to flow away from buildings and foundations.

Preventing Theft and 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. 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. However, there are other individuals who like to walk through our complex looking for *unlocked* vehicles and then checking them out. Therefore, it is important that we all do our part to eliminate “temptations.” The only thing that is 100% effective against theft is to *never leave anything in vehicles*; it is **extremely** important to remove all valuable items from all vehicles 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, it needs to be stored in the glove box or in the trunk. Also, be sure that car windows are closed, doors are locked, and garage doors are closed.

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, one in the parking lot. The complex is not designed for residents to have more vehicles than there are licensed drivers in the unit.

When Pets are Outside of the Home

Just a reminder that when dogs are outside anywhere within the Arbors community, they must “be controlled by a leash held by a responsible person” (Pet Policy, paragraph 5. f.). This *also* applies to any guests (of residents) who have dogs; those dogs also must abide by the policy—dogs shall be on a leash at all times when outside anywhere within the Arbors community.

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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. Going 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 all units *prior to entering into an extended lease with a current tenant or prior to entering into a new lease with a new tenant*. A summary of the contents of House Bill 09-1091 can be found under the *Insur Fed State / Federal* tab on the Home Page of the website.

Goodwill Industries and ARC Thrift Store

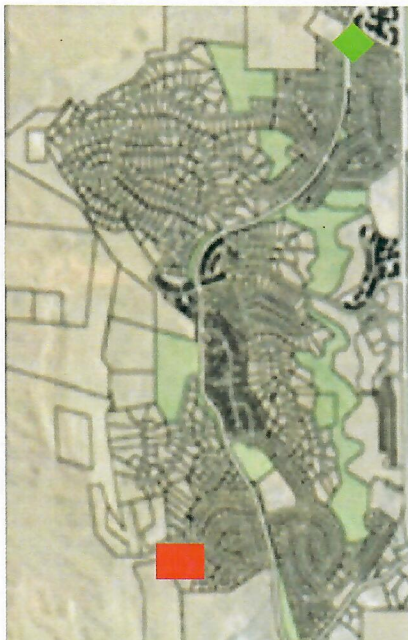
Please remember: If you have items that are in good working condition, *it is a very short distance* down the road where items would be well received. Goodwill Industries, 1460 Garden of the Gods, is located near Staples. ARC Thrift Store, is at 4215 Centennial Blvd, which is located in the shopping 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.

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Dryer Vents and Furnace Flues

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

The Arbors Green Area



Champagne Drive Red Area

**Crime & Safety May 24, 2:45 am
Mountain Shadows Neighborhood**

We live off of Champagne Dr. 2:45am they checked our car doors and they were locked and as they walked off the car pulled up and they got in. 3 people at least. They have a system down. **Make sure your cars are locked!** Vehicle: Color: Black, Make: Nissan