



NEWSLETTER

Volume 1, No. 10

July 28, 2017

>>>> ANNUAL MEMBERS' MEETING <<<<<

Fire Station No. 18, 6830 Hadler View (behind Walgreens)
Opening gavel at 6:30 p.m. Check-in begins at 6:00 p.m.

Emergency contact information: (719) 460-6302 or (719) 237-1893
Website: arborsatmountainshadows.com

Please visit our website: arborsatmountainshadows.com to make comments, suggestions or inquiries. Click on the Contact Us tab located in the top section 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 Waynette Rand at (719-237-1893).

In this issue:

From the President

Around the Arbors

- Board Openings
- Light Fixtures
- Screen repair
- Pest Control
- Denton Grove Repairs

Neighborhood Notes

- Road Safety
- Outdoor Cooking Grills
- Wildlife
- Pool and Hot Tub
- Satellite Dish
- Owners' Responsibilities

From the President

Where has the year gone??!! It is already time for our Annual Meeting, September 21st, so mark your calendars. We need a quorum to carry out the business of the Association. If you are willing to assist in any way, please don't hesitate. There are openings for board members, a secretary, newsletter volunteers and committee members. Of course,

your attendance and input is critical as we continue efforts to enhance our community. Your Board is currently working on the 2017-2018 budget and we are hopeful that homeowner dues will NOT increase for the upcoming year! See you in September!

* * * * *

Around the Arbors

Board Openings. Interested in joining the Board? We have several openings on the Board. If interested, please contact Lori Morgan, Nominating Committee Chair, at 719.233.0267.

Light Fixtures. Installation of the new light fixtures in the common areas will be completed by August 31st. Homeowners are responsible for their individual patio/deck light fixture and the new fixture can be purchased for \$35.00 and can be installed for a fee of \$15.00. To purchase the fixture, contact Wyatt Kondris at 719.460.6302 and prepare a check payable to the Arbors at Mountain Shadows in the amount of \$35.00. For installation you may contact Tyler at 719.225.5677 to arrange date and time

Screen Repair. Do you have a screen that is in need of repair? Contact Derek Cook at 763.242.4499 or Cindy Martin at 719.310.1426

Pest, Spider, Mouse Problem? Tim at Froggy's Pest Control is offering homeowners a preferred rate for pest control. For details, please call 719.432.8171.

Denton Grove Repairs. Asphalt repair on Denton Grove is scheduled to be completed this summer. Phase 2 will be crack filling on the roads. Notices will be placed on garage door clips 2-3 days before work in a particular area/section will begin, weather permitting. During times when parking areas and sections of the road are blocked off, there will be no garage access. Please plan ahead as to where you will park your car. Remember that all parking spaces are first come, first served.

* * * * *

Neighborhood Notes

Road Safety. A reminder that the posted speed limit within the community is 10 mph. In sections of the roads, where the view is obstructed and, if traveling too fast, it would be nearly impossible to stop in time to avoid an accident. Please consider that saving 15 or 30 seconds of time is not worth the risk.

Outdoor Cooking Grills. The Declarations state that no barbecues or open fires shall be allowed on decks, patios, or balconies nor otherwise upon the property. Also, our insurance policy will not cover a fire caused by a malfunction or misuse of an outdoor grill. Therefore, to be in compliance with the Declarations and the insurance policy, no outdoor grills can be used and there can be no outdoor cooking. (Section 7.4, A)

Wildlife. Please note that rodents, rats, deer, birds, and other wildlife are attracted to feed placed anywhere within the community. Food may not be placed in dishes, containers, or feeders of any type outside of the unit, neither on decks, patios, staircases, nor any part of the building or complex. (Pet Policy, Paragraph 5,j)

Pool and Hot Tub. The hours for using the pool and hot tub are from 9:00 a.m. to 10:00 p.m. When

using the pool near closing time, please gather all belongings (probably around 9:45 p.m.) so that the pool area will be quiet beginning at 10:00 p.m.

Satellite Dish. The location of a satellite dish on any building or on the premises must be approved by the Board. It cannot be on Common Elements. If so, it may need to be relocated. (Section 7.8)

Owners' Responsibilities. There are a number of new owners who have moved into The Arbors during the past few months. Just a reminder that the Declarations address the following:

1. Painting (using approved paint code), repair, and maintenance of staircases, windows, window screens, garage doors, patios, decks, light bulbs for patios, decks, and bulbs at the front doors are the responsibility of the owner. (Section 12.1, A)
2. When replacing windows or doors, the *style* and *color*, must match the decor that exists and must be approved by the Board. (Section 7.2)
3. Patios and decks cannot be used for storage of anything, including but not limited to, bicycles and outdoor grills. Patio furniture is fine. (Section 7.6)
4. The maintenance, repair, or replacement of any duct, vent, conduit, etc., that services a single unit is the responsibility of the owner of that unit. (Section 12.1, A)
5. There must be sufficient space in a garage to allow for the parking of an auto or truck. Therefore, it may not be used as a storage area, a repair shop, or as an extension of living space for the unit, etc. (Section 7.6)
6. Garage doors shall be kept closed at all times except when in immediate use for ingress or egress of a vehicle. (Section 7.6)
7. Owners have the option to lease their units if they so desire. However, the Declarations are quite clear that a lease must be at least *six months* in duration. Our community is a residential community and the unit cannot be used for temporary housing of any kind. *Each unit shall be occupied and used as a private dwelling for the Owner . . . for residential purposes only.* (Section 7.1) *No unit shall be occupied or rented for transient or hotel purposes.* (Section 7.9)

* * * * *

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.