



NEWSLETTER

Volume 1, No. 11

August , 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

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 Waynette Rand at 719.237.1893.

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Association by attending this meeting. If you cannot make it, we would appreciate your prompt return of the proxy, as we need a quorum to carry out the business of the Association. Wow, our community looks amazing! Have you noticed the new dumpster enclosures...the fencing along Denton Grove...the new brighter light fixtures on the garages and front porches...new stairs on several units?? Many thanks to all of you who have worked hard on coordinating these efforts and getting these maintenance items taken care of. See you on the 21st!

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From the President:

Our annual meeting is right around the corner on **September 21st**! Homeowners will be receiving a packet in the mail very soon with the agenda and other important information on that meeting, including the 2017 – 2018 budget. The Board is NOT recommending an increase in the homeowner dues for the 2017-2018 budget. Please show your support for your

Around the Arbors

Board Openings. Two director positions will be filled at the Annual Members' Meeting in September this year. This is a great opportunity to provide volunteer service for the Association. Those interested should contact Lori Morgan, Chair of the Nominating Committee, at 719.233.0267

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Pool and Hot Tub. This weekend will be the last to use the pool and hot tub. It will close this Monday, September 4th at 10 p.m. It will reopen again on Memorial Day of 2018.

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Asphalt on Denton Grove. Because of the wet weather that has occurred, there has been a delay in completing the asphalt work on Denton Grove. The company anticipates starting again around the 2nd week in September. Notices will be placed on garage door clips indicating in what areas repairs will begin. Please remember that there will be times when you will not have access to your garage. It would be good to have a plan in mind when that time comes.

Neighborhood Notes

Outdoor Grills. A reminder that the Declarations and our insurance policy do not permit the use of outdoor grills. Please remove them from all patios and decks as quickly as possible. There is an area (including a picnic table) near the pool that is available on a first-come, first-served basis.

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Waste Disposal. Our waste removal company has some guidelines and a copy was placed in the garage door clips several days ago. Please make note of the following recommendations.

DISPOSAL of WASTE MATERIALS

- Please put all waste material **INSIDE** the disposal containers. If the container is full, place the material into another container in the complex or hold it for another day when there is room. Drivers will only empty disposal containers, they do not clean up the area around them. Please help to keep the area clean by not placing discarded material outside of the container. A cluttered area also interferes with residents safely entering the enclosure area.
- If larger items, furniture, etc., do not fit

inside the container, please take it to a facility such as Goodwill or ARC. The Association is charged an extra fee if Bestway picks it up. You may also call Handy Haul: 719.338.7445 to arrange for a pick up.

ITEMS for RECYCLE CONTAINERS

- NO lids, caps, or pumps on bottles.
- Only plastic containers with the numbers 1-7 can be recycled.
- ***Do not put recyclables in plastic grocery bags or plastic trash bags.***
- Rinse out bottles, jars, etc., to remove as much of the food residue as possible.
- Flatten all cardboard boxes to allow more room in the recycle containers.
- Empty all bottles, dispenser and steel containers.

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Light Fixtures. They are not yet installed on several buildings, but they are on the way. They are currently on back order but anticipate delivery around September 9th. Homeowners may purchase a light fixture for a patio or deck for \$35.00 and it can be installed for a fee of \$15.00. To purchase the fixture, contact Wyatt Kondris at 719.460.6302. Payment should be by check (no cash, please) payable to the Arbors at Mountain Shadows COA in the amount of \$35.00. For installation you may contact Tyler at 719.225.5677 to arrange a date and time.

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Pet Waste Clutter. Please pick up after your dog so the grounds can look their best. The Board has been made aware, by several residents who walk their dogs daily, that not everyone is taking pride in the community.

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Feeding of Wildlife. Please do not put any kind of food or water anywhere in the complex. Feed attracts deer, animals, birds, insects, rodents and can become a health hazard in some instances.