



ISSUE 2 · AUGUST 2025

NEWSLETTER

Audit Update

The audit of the Arbors at Mount Shadows books has been completed. The auditors report that:

“In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Arbors at Mountain Shadows Condominium Owners Association, Inc. as of December 31, 2024, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.”

The full report can be found at Arbors at Mountain Shadows Homeowners Association under the Finances menu.



PHOTO BY CHRISTINE LEATHERMAN

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Arbors COA Reserve Funds FAQ

Does Colorado law require COAs to fund and maintain a Reserve Fund?

- Yes, it does, and the Arbors complies with that requirement.

What is the purpose of the Reserve Fund?

- Reserve funds are set aside to cover anticipated costs for significant repairs or replacements of common area components that the HOA is responsible for maintaining. This ensures that funds are available for unexpected expenses without disrupting the HOA's day-to-day operations.

What are the benefits of having a Reserve Fund?

- Properly funded reserves reduce the need for sudden financial contributions from homeowners.
- Timely infrastructure repair/replacement supported by reserve funds protects the community's appearance and property values.
- When selling a unit within the community, the COA is required to provide potential buyers with information about the status of its reserve fund.



How much money should be in a Reserve Fund?

- Ideally, there should be adequate money in the Reserve Fund to cover anticipated costs for significant repairs. When the money is not there and a major expense is incurred, the COA must either assess all owners for the needed funds or take out a loan and increase the annual assessment to pay back the loan.

How much money is in the Arbors Reserve Fund?

- The Arbors had just over \$150,000 in the Reserve Fund when the current board was elected in September of 2023. Today, the Reserve Fund balance is just under \$365,000.

Why hasn't the Arbors used the Reserve Fund to pay for repaving, and so on?

- Much of the Arbors infrastructure is over 30 years old. Certain infrastructure, such as buried water and sewer lines, fire safety systems, leaking roofs that need to be replaced, and heating and air conditioning for the clubhouse, may fail and will need to be addressed immediately. Other items such as repaving do not generally need to be addressed on short notice. Once the Arbors has enough funds set aside for emergency repairs, the goal will be to pay as we go for non-urgent infrastructure repair/replacement.

Time-saving Tip

If it is difficult for you to get to the grocery store or you need a time saver, you may want to consider signing up for Walmart+. You can sign up through Walmart.com. It costs \$98 a year or \$58 a year for AARP members. The plan delivers groceries, detergent, shoes, etc. from Walmart to your front door. You pay the annual fee and can give the driver a tip when you place your order on the website. You select a date and time for your delivery. There is an extra charge if you need the delivery in less than 3 hours, otherwise, it's included in your annual fee. If an item is unavailable you will receive an email or text to select a substitute or not. This program has been a lifesaver during times when I've been ill or injured and shopping would have been difficult. - Debbie



Changes to Trash Service

The collection of recyclables has been discontinued. Both bins in each dumpster corral can now be used to deposit regular trash.

Recycling was suspended because some Arbors residents kept putting mixed trash in the recycling bin despite being notified not to do that. The trash service provider informed us that they would have to raise our rate substantially to cover the cost of having to sort through the recycling trash to remove unallowed items. Rather than paying more, the board decided to discontinue the recycling service. This also allowed the board to reduce the number of trash pick-up times per week from 4 to 3. As a result, the cost for our trash service has gone down.

Residents are urged to please make sure that boxes are broken down before being put in a dumpster. Also, please make sure that the trash makes it into the dumpster. The trash service only takes what is in the dumpsters. Trash left on the ground stays there unless a board member or a kind resident picks it up.



Loss Assessment Coverage

The COA's HO6 policy with Acuity Insurance has a 5% wind/hail deductible. This means if the buildings are damaged by wind or hail, the deductible is 5% of the dwelling coverage. If the COA does not have reserves for this loss, the Board can assess each of the unit owners a portion of the deductible.

For example, the 4 unit buildings are insured for \$1,210,885. A 5% deductible would be \$60,544 divided by 4, each unit would be responsible for \$15,136. The 6 unit buildings are insured for \$1,783,328, so the deductible would be \$89,166. This would be divided by 6 and each unit responsible for \$14,861.

You can protect yourself through your own HO6 endorsement added to your condo insurance policy. This is for insurance losses NOT for regular maintenance to the complex. Coverage is normally available for up to \$50,000 through your insurance company for a minimal premium, roughly \$2.00-\$10.00. Please contact your Condo Insurance agent or insurance company to discuss the coverage that you have and what options are available. It's generally a good idea to obtain the maximum amount available.



Preparing for Winter

Fall is almost here which will quickly be followed by winter. Preparing your home ahead of winter can keep you more comfortable and reduce heating bills.

- Replace weatherstripping around your entry doors .
- Have your furnace inspected and filter replaced to confirm it's operating at peak performance.
- Adding insulation on your garage door will keep the space a little warmer and, in turn, keep your unit a bit warmer.

The bylaws also advise that we must have dryer vents cleaned and furnace inspected every three years. This prevents the likelihood of fire and keeps your furnace in good condition.

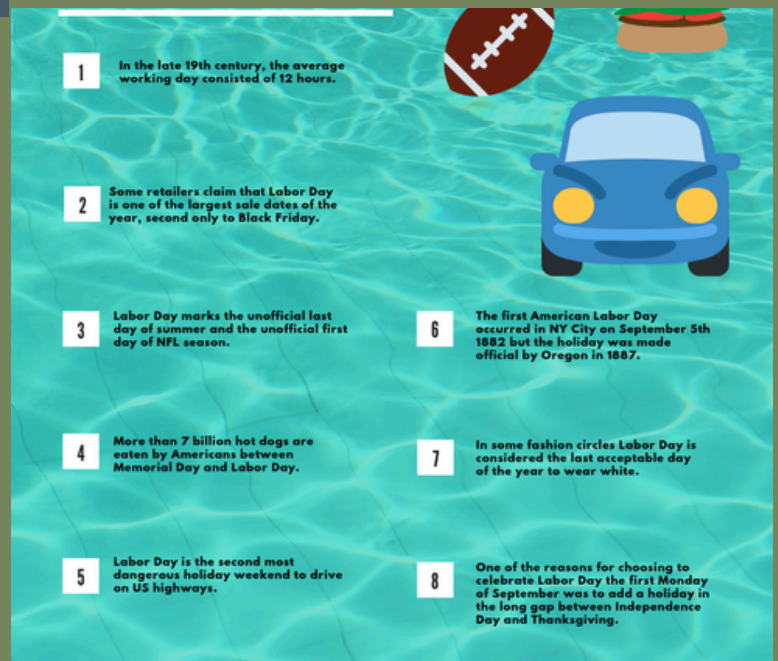


USPS INFORMED DELIVERY

You can get a preview of what is arriving in your mail today by signing up for a free service from USPS called Informed Delivery. During the week, you will receive an email with pictures of your mail that is arriving that day. This helps to determine if a trip to the mailbox is really necessary that day or if you're just getting a piece of "Junk" mail. Just go to USPS.com and click "Informed Delivery" in the upper right hand corner to sign up.

FRIENDLY REMINDERS

- **COA DUES** are due the **FIRST** of each month and considered late on the 15th.
- **PLEASE, PLEASE, PLEASE clean-up after your dog.** We no longer employ a company to pick up poop, so we expect and anticipate the owner will do such. Not picking-up after your pet can result in fines issued to the owner of the unit.
- **Parking permits** are required so we do not have random people using our lots. If you or your renters need a permit, please contact any member of the Board.
- **School** is back in session! Be aware of school zones, busses and children in the crosswalks.
- **LABOR DAY** is September 1. Federal offices and USPS are closed. Check hours for state and local office closures.



UPDATES

Upcoming Board of Directors Meetings: September 11 & October 9, 2025 at 6:30pm in the Clubhouse.

Website: <https://arborsatmountainshadows.com>

Facebook Page for all the latest info & updates:

<https://www.facebook.com/groups/650605959865808/>