



You're not seeing things. Jason is no longer available to put our newsletter together. He's dazzled us with his expert graphic design work since November and is now moving on to new pastures. We need someone who is familiar with Publisher to put the newsletter together. We will also need someone who can create content for the newsletter going forward. It will be obvious as you read this month's newsletter that we are missing Jason's talents. Thanks for all of your work Jason!!

Have old electronic equipment to recycle?

Old TVs and computers cannot be thrown in the trash due to the hazardous materials inside.

The county will accept old TVs up to 40". The county has a recycling center at 3255 Akers Dr.

For 42" plus TVs, E-Tech Recyclers at 2854 N Prospect St. are reasonably priced. They charge by the pound. My 42" TV was \$10 to recycle. Their telephone number is 719-799-6517.

Improvements around the community

You'll notice in the upcoming weeks that the water lines are being buried and some potholes are being patched in an effort to make the streets safer and the community more beautiful!

Pool gate entry

During your next trip to the pool you'll notice that there's a new keypad for entry. Simply press the code and then the check mark, pull and the gate will open. The gate will lock behind you once you close the door. The hot tub is being evaluated for repair. There are several leaks. Please do not share the code for the gate with non-residents. Also, please refrain from blocking the gate to leave it open. The pool is reserved for use by owners/renters and up to two accompanied guests per unit. In consideration of your fellow Arbors community members, please follow all pool rules.

Update: The hot tub is open !!!

Garage doors

Please close your garage door when not entering or exiting. It is a community covenant and it's also much safer. Leaving the garage door open invites unwanted visitors.

If your garage door is not the same color as your neighbors, has multiple colors or is simply in poor condition, please have the door painted. The color code is on our website under maintenance and available at Sherwin Williams.

Worker's Compensation and Licensing

Several people have inquired as to the WC insurance and licensing requirements for Phil. We had looked into this before he started performing work for us.

The bottom line is that WC is not necessary for self-employed individuals. We have a WC waiver, signed by Phil, on file.

El Paso County states that you do not need to be licensed if you are doing cosmetic type work. For example, painting, tiling, flooring, cabinetry, dry wall replacement, fixture replacement, roof or siding replacement under 100 square feet, installing gutters, fencing, landscaping and masonry.

For addition information, please see the two complete articles at the end.

If everyone is moving forward together, the success takes care of itself. - Henry Ford

Safety First

Dorcus will present safety tips for us in the clubhouse at 6:30 on July 11th during our regular monthly meeting. She has spent her career promoting and providing safer environments for the public. Please come and learn from her wealth of knowledge. Knowledge is power and this should help people feel safer in and around their homes.

Independent Contractors

Workers are presumed to be employees unless proven otherwise. To prove that someone is an independent contractor and not an employee, the worker must:

- be free from direction and control in the performance of the work; **and**
- have an independent business doing that specific kind of work.

Paying someone with a 1099 does not make them a contractor. Our statute outlines the minimum criteria to consider when establishing a working relationship.

If you have additional questions about independent contractors, contact Customer Service at [303-318-8700](tel:303-318-8700) or toll-free at [1-888-390-7936](tel:1-888-390-7936).

Rejection of Coverage

Corporations and LLCs

If your business is a corporation or an LLC, corporate officers and members of LLCs are considered employees of the company. You must either obtain workers' compensation coverage for yourself or complete a form indicating you wish to reject that coverage.

To reject coverage, you must meet two criteria:

- You must own at least 10% of the company, **and**
- Be the president, vice-president, secretary, treasurer or chairman of the board for the corporation, or be a member of the LLC.

If your business already has workers' compensation insurance and you would like to reject coverage, talk with your insurance agent or carrier to learn more about the forms your insurance company requires.

If your business does not have any other employees besides corporate officers or LLC members who meet the criteria and all want to reject coverage, you need to fill out our [Rejection of Coverage by Corporate Officers or Members of a Limited Liability Company \(opens in new window\)](#) form (WC 43) and send it into the Division.

If you have a construction company, even if your business is a sole proprietorship or a partnership, you must either have workers' compensation insurance for yourself or reject that coverage.

Construction Industry

If your business already has workers' compensation insurance and you would like to reject coverage, talk with your insurance agent or carrier to learn more about the forms your insurance company requires.

If your business does not have any other employees, you need to fill out our [Rejection of Coverage By Partners and Sole Proprietors Performing Construction Work on Construction Sites \(opens in new window\)](#) form (WC 45) and send it to the Division.

*However, if your business is a construction corporation or an LLC without other employees, you need to fill out our [Rejection of Coverage by Corporate Officers or Members of a Limited Liability Company](#) form (WC 43) and send it into the Division.

Per Pikes Peak Regional Building Department:

Do I need a license to be a handyman?

It depends on the type of work you do. Please call the permit counter at [719-327-2883](tel:719-327-2883) to verify if a permit is required.

See Section RBC105.2/Work Exempt from Permits of the Code; i.e., cosmetic work that does not require a permit or license includes, for example: painting, tiling, flooring (as long as subfloor is not replaced), cabinetry, dry wall replacement like-for-like, fixture replacement, roof or siding under 100 sf, window replacement like-for-like, gutters, fencing under 7-ft tall, landscaping, and masonry.

A handyman who wishes to perform work beyond the listed cosmetic work can obtain a Contractor E (Maintenance & Remodeling) license. This license allows the contractor to install, repair or replace decks, patio covers, pergolas, detached sheds, detached garages, detached workshops, basement finishes, and interior NONSTRUCTURAL remodels.

<https://www.pprbd.org/Licensing/LicensingFAQ>

	2024 Budgeted	% of Budgeted	Spent through May	Variance
Insurance	\$232,000.00	37.8%	\$107,039.92	(\$10,373.25)
Grounds & Road Maintenance	\$92,350.00	15.0%	\$32,640.67	\$5,838.50
Bldg. Maintenance	\$72,800.00	11.9%	\$12,661.06	\$17,672.27
Pool	\$8,000.00	1.3%	\$1,104.73	\$2,228.60
Reserve	\$62,000.00	10.1%	\$0.00	\$25,833.33
Contingency	\$59,878.00	9.8%	\$0.00	\$24,949.17
Utilities	\$47,000.00	7.7%	\$5,491.73	\$14,091.60
Fire Safety	\$25,700.00	4.2%	\$3,512.71	\$7,195.62
Administrative	\$14,372.00	2.3%	\$11,500.49	(\$5,512.16)
Total	\$614,100.00			

The table above shows our budget in terms of its main categories. The negative variance on insurance is not an issue. It is negative only because the insurance company front-loads their charges.

The negative variance on Administrative is caused by our legal costs and Office Admin costs being higher than expected. Extra money is being spent on legal to bring our policy documents into line with changes in Colorado law.

The positive variance on Grounds & Road Maintenance, Building Maintenance, Pool, and Utilities will all go down during the summer months because more maintenance, including pool maintenance, is done during the summer, and because we use a lot more water in the summer.

The table below shows what we have in the bank as of the end of May. Notice that some of the money is held in CDs. These CDs pay much better interest than what the banks pay for savings accounts.

	Checking	Savings	CDs	Total
Operating Accounts	\$164,430.45	\$35,065.77	\$60,828.40	\$260,324.62
Reserve Account		\$44,721.18	\$129,720.57	\$174,441.75
Accounts Receivable				(\$665.31)
Liabilities				\$47,963.01
Total				\$386,138.05