



State of the Arbors

Join us in the Clubhouse on November 6, 2024 at 6:30 pm for our very first State of the Arbors address.

In an effort to keep our annual meeting shorter this year, the HOA board will use this presentation to review all the improvements that have been made this year, where we stand in the budget, and where we are headed next.

One very important thing about this meeting: there will be refreshments!

HELP NEEDED We are looking for a volunteer to help with winter shoveling and salting the area around the trash dumpster near 2127/2137 Denton. The Arbors will supply the salt. Please contact Joe (719-313-6367) if you're able to help!

Pool isofficially



Thank you SO MUCH for another great pool season! We really appreciate everyone's help in keeping the pool area clean and tidy.

We are trying something new this winter: the **HOT TUB** will stay **OPEN!!** There is a cover on the tub that will need to be removed for use. PLEASE be sure to replace the cover completely when you are finished so we're not heating the cold outside. The tub is currently running at 104F!

Same hours (9am-10pm) and rules (no glass in the area) still apply.

As the weather turns colder, it is possible that ice will form on the cement at the hot tub stairs. Please be VERY CAREFUL entering and exiting the tub and watch for ice.

Annual Meeting

Save the date! Our annual meeting will be **December 10, 2024 at 6:30pm at Fire Station 18** (6830 Hadler View.) It is very important that we get a quorum present at this meeting in order to vote on a couple of amendments to our declarations. If you are not able to attend, please make sure to give your proxy to a trusted neighbor or board member to help meet that quorum. Also at this meeting we will be discussing the 2025 budget, insurance costs, and a slight raise in HOA dues. Watch your mail for the official meeting notice and proxy.

Fire RiserRooms

You may be seeing the trucks for the new company taking care of our fire riser rooms: RapidFire/Pye Barker.

We've spent \$40,000 doing required upgrades to these rooms, including replacing gauges, valves and installing new anti-freeze in 18 of 27 buildings. We are currently under budget with all these repairs. We are anticipating that these repairs will stop the pipes in these rooms from freezing this winter.

This is a very important project as working sprinklers can save lives should there be a fire in one of the condos.

Our facebook page to stay up to date with happenings around our community:

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

Our website for all kinds of odds & ends:

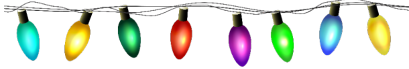
<https://arborsatmountainshadows.com/default.asp>

HOA dues are due the **FIRST** of every month. They are considered **LATE** if received after the **FIFTEENTH** of the month.

Pet reminder: Keep your pets on a leash and **PLEASE** clean-up after them. No one likes to be walking through the grass and step on that.

Next Board meeting: November 14 at 6:30pm

Holiday Decorations



We love seeing the holiday spirit of our residents when decorating outside. Please remember that we are a covenant controlled community and decorate tastefully.

There should be no permanent attachments to any stucco as that can damage the integrity of the stucco and replacement is expensive.

Bulbs at front door should not be changed out to holiday colors as they are purchased by board for lighting and security purposes. The bulbs on your balcony or patio can be changed for holiday decor.

Electrical outlets have been installed by our signage at corner of Flying W & Vindicator. Any residents are welcome to decorate our sign after Thanksgiving.

Cold Weather Tips

Don't get left in the cold with frozen or broken water pipes. Use these handy tips to avoid a wet winter.

For around \$2, you can pick up a six-foot piece of pipe insulation at your favorite hardware store. Not only is it relatively inexpensive, it's easy to do. Simply measure, cut and pop the foam on your pipes.

On extra cold days, open your kitchen and bathroom cabinet doors, especially if they are against an exterior wall. The air that heats your home will keep your pipes warm.

In extreme temperatures, run a continuous stream of cold water, about the diameter of a pencil, from the faucet. Catch the water in a bucket and save for another purpose.

Taking a trip? Give a neighbor your contact information. He or she can call us to report anything unusual with your utilities, like water coming from your home or a downed power line in the yard. Crews can respond to shut off water or mitigate any damage outside the home.

Leave your thermostat set at your normal temperature. Turning it off or setting it too low can lead to frozen or broken water pipes.

Find other great cold weather tips at csu.org

Trees!

Several residents have expressed interest in purchasing trees to be planted around our community. Tree committee member Jill and HOA Board member Ralph recently walked the property with the Arborist. He was very helpful in showing where new trees could be planted and what types of trees would be most successful. If you are interested in planting a tree in the springs, please contact Jill at jill1313@hotmail.com.

Notes to Know

- Mechanical work, mobile detailing, etc on motor vehicles in our parking lots is against our covenants. We would appreciate your cooperation with this matter.
- We are having an influx of noise inside units complaints. Please remember that we have quiet time starting at 10pm. Sound bars/speakers that are mounted on walls frequently send sound through the hollow walls into adjoining units. With everyone inside more for the winter, please be considerate of your neighbors.
- 'Tis the season for additional car break-ins and parcel thefts. Do not keep valuables in cars in the parking lots. Consider having your packages delivered to Amazon lockers. QWRA II PC8154 SHAMROCK, 205 W Rockrimmon Blvd, Colorado Springs, CO, 80919-1783 and Staples, 4520 Centennial Blvd, Colorado Springs, CO, 80919 are both within 2.5 miles from our community.
- When you see our handymen Phil & Mike around the community, please thank them for all the work they've been doing! They'd love to hear from you.
- The Clubhouse is open for holiday parties with no fee! Please schedule your get togethers through website or call/email a board member to make sure more than one is not using the facility at the same time.
- The workout room in the Clubhouse is open 24 hours.
- If you see garage doors open for a length of time, please let your neighbors know. We want to make sure we keep everyone safe.
- Dryer vents should be cleaned out every 3 years. They are the 2nd leading cause of home fires. Lint does not play well with the insulation in the attics of our units.

→ Senior Corner

2024 Medicare Enrollment is Now Open Until December 7th

There are 54 Medicare Advantage Plans available in your area (80919), including 14 new plans. Even if you're happy with your current plan, now's the time to explore all your options. You could save money, find better coverage, or both!

Copy the address below on your browser and then login or create an account: [Medicare.gov/plan-compare](https://www.medicare.gov/plan-compare)

On this website, you can easily compare all the coverage options in your area — from Medicare Advantage plans to Part D drug plans, and more. Tips to help you compare:

- Add your prescription drugs and local pharmacies to get better estimates of your prescription drug costs.
- Check if your specific prescription drugs are covered by the plan before you enroll in it.
- Look at the estimated "Yearly Drug & Premium Cost." A plan with the lowest monthly premium may not always offer you the lowest total cost.

New for 2025: All Medicare plans will include a \$2,000 cap on what you pay out-of-pocket yearly for prescription drugs covered by your plan. So, it's more important than ever to make sure your drugs are covered

AARP Has an Extensive Q & A website

Copy the address below on your browser and then click on any question:

<https://www.aarp.org/health/medicare-qa-tool/understanding-medicare/>

Health AARP Medicare Question and Answer Tool

Medicare is often confusing because its rules affect different people in different circumstances. AARP's Medicare Question and Answer Tool offers practical and comprehensive information to help you navigate the program according to your own situation. The tool clarifies eligibility and enrollment requirements and provides answers to questions on Medicare's plan options, coverage and costs in an easy-to-understand manner.

