

Strawberry Fields Condominiums

August 2015 Newsletter

Parking Reminder: When parking, especially when backing in your vehicle, please be aware of your vehicle extending over the sidewalk. In many cases, vehicles are extending far enough over the sidewalk that they are inhibiting safe pedestrian travel. This becomes even more difficult for your neighbors who may be disabled and need assistance walking or who are in wheel chairs.

Insurance Reminder: It is strongly recommended that each unit owner contact his/her insurance carrier to determine what Dwelling and Loss Assessment coverage is included in his/her HO-6 policy and how his/her carrier recommends providing coverage for the Association's deductibles (\$10,000 per occurrence for all losses except Wind and Hail losses). Wind and Hail losses have a deductible equal to 5% of the building's value, so everyone should get coverage of at least \$10,000 for a Loss Assessment and make sure their "Coverage A - Dwelling" limits will cover any losses that fall within the Owner's responsibility in the Covenants. **Due to specific language in your covenants, please check with your carrier to ensure that your "Loss Assessment" coverage will also respond to a "Special Assessment" due to lack of insurance proceeds.**

Board of Directors Meeting Schedule: There will be no August meeting of the Board of Directors. The next regular meeting will be to review and approve the draft 2016 budget on September 24, 2015 at 6:00 p.m. at the clubhouse. This budget will then be ratified or vetoed by the Ownership at the Annual Meeting. This will be the last regular Board Meeting of 2015.

Contact Protocol: Please remember you do not need to wait for Board Meetings to voice concerns or comments about the Community. If you see a broken sprinkler head or need a shrub removed or the gate is not functioning, call Z&R at (719) 594-0506 and Linda or Audra can file a work order for you. If you see an oversized dog and can identify where it lives, you must report this type of issue in writing. The best method is to email Darren Burns or Jared Krumanocker at Darren@zandrmgmt.com or Jared@zandrmgmt.com.

Annual Ownership Meeting: The 2015 Annual Meeting has been scheduled for October 22, 2015 at 6:00 p.m. This year, the meeting will be held in the Community Room at Fire Station #16 on 4980 Farthing Drive, 80906. This is the meeting where the Ownership votes for Board Members and ratifies or vetoes the budget prepared by the Board in September. A separate formal notice for this meeting will be mailed well in advance.

Concrete Leveling Work to Begin this Week: This is a project that will be done throughout the entire property on sidewalks where there are trip hazards and areas that are not level. The process is non-invasive where small holes are drilled through the sidewalk and concrete is pumped in under pressure to level the slab. No advanced preparation is required, so please simply be aware of crews working and honor any coned off areas. Work begins on August 6th around 8 a.m. and will be completed on Saturday the 8th, weather permitting.

Painting and Stucco Repairs have Commenced: Rafferty Construction has been awarded a 4 year contract to conduct stucco repairs on all 30 residential buildings and completely paint them (all stucco and wood) in addition to all the railings and fencing and other accessory structures in the Community (garages, trash enclosures, etc.). Work commenced this week and flyers will be posted on buildings as they progress. In addition to repairing and painting the stucco and trim, all of the grout and stone will be repaired and sealed.

10 buildings will be done each year for 3 years and then all the accessory structures and items will be completed in year 4. The work carries a 10 year material and workmanship warranty and is underwritten by Sherwin Williams Corporation. The contractor has inspected all the buildings and will decide each year which 10 buildings need the work the most. For 2015, the following buildings will be completed: 3875 SFG, 3910 SFG, 3895 SFG, 3645 SFG, 3710 SFG, 3770 SFG, 3810 SFG, 3855 SFG, 3850 SFG and 3870 SFG.

If you have any items/decorations attached to the building (stucco or trim or soffits), please remove them prior to the painting along with any nails or screws. The painters will be removing any decorations left up, along with any nails or screws. They will then be sealing the holes and painting over them to ensure the stucco and wood remain intact and prevent water intrusion. After the paint work is complete, PLEASE do not attach any decorations or items to the building with any types of nails or screws. This will penetrate the paint and allow moisture to enter and void the warranty. Any items attached to the building after it is painted will be removed and the holes repaired at the expense of the Owner. Non-invasive decorations are fine within reason.

Dog Reminder: This year has been quite busy one dealing with oversized and unauthorized dogs in the Community. Please take a moment to ensure you (or your tenants, if applicable) are familiar with the Rules for Pets:

Pets:

- Residents may have one (1) dog, one (1) cat, and a reasonable numbers of small pets i.e. hamsters, birds, fish that qualify as household pets.
- **Dogs may not exceed 30 pounds in weight.**
- Pets may not run loose around the buildings or grounds. Any pet must be on a leash in the hands of a responsible person. No pet may be tied to any doors, posts, trees, or tethers placed in the ground.
- Pets may not defecate on the walks, driveways, or landscaped areas in or about the buildings. In the event that such occurs, **the pet owner must immediately pick up after the animal.**
- Noisy pets, whether inside or outside the unit, will not be tolerated.
- These rules apply to "guest" pets also.
- No feeding of wild birds or animals is allowed.

New Building Numbers: Many thanks to Anne Parker for stepping up and reviving the project to install new address signs on each building. These signs will be reflective for easier viewing at night and will better identify where individual units are. This will help to guide emergency service personnel as well as the get those hot pizzas where they are going on time!

Newsletter Articles: Special thanks to Kay C. Mast for always having good newsletter suggestions. If you would like to suggest something for the newsletter, please write me a letter (6015 Lehman Drive, Suite 205, C/S CO 80918) or email me at Darren@zandrmgmt.com and I'll do my best to get it included.

Asphalt is Coming: Pot holes are being patched as needed, but a much larger repair (approx. \$90,000) has been approved and is forthcoming as weather and schedule permits.

Thank you,

Darren H. Burns, Property Manager