

Strawberry Fields Condominiums

Fall 2015 Newsletter

Annual Ownership Meeting: The 2015 Annual Meeting is 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 was mailed on October 9th and another copy was emailed on October 16th.

Garage for Rent: The Association has a garage for rent available immediately in garage building 3747. The bidding will begin at \$50 per month and bids will be accepted through October 26th with the highest bidder receiving the garage. If there is a tie, the highest bidders will be contacted for final bids. Bids should be submitted in writing to Darren@zandrmgmt.com or faxed to (719) 884-4496 or (719) 594-0473 or mailed to 6015 Lehman Drive, Suite 205, Colorado Springs, CO 80918. The **receipt** date, not the post mark date, will determine bid acceptance, so don't rely on the postal service if you don't have to.

Contact Protocol: Please remember you do not need to wait for Board Meetings to voice concerns or comments about the Community. In addition, maintenance concerns should not be submitted to members of the Board. These volunteers cannot take any action to conduct repairs or mobilize contractors, so you simply slow down the process if you do not contact Z&R first. If you see a broken sprinkler head or need a shrub removed or the gate is not functioning, etc. please 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 or witness another Covenant violation, 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.

Pedestrian Gates: Very effective closers have been installed on the pedestrian gates on the front and back entrances, but they are no good if folks don't double check the gates are closed when they enter or exit. To reduce unauthorized access, please ensure you close the gates firmly when you enter or exit and never prop them open.

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 2016 Meeting Schedule: This will be published after the annual meeting.

Email Buddies: If you don't have internet access or an email account, PLEASE get an "email buddy." This is a neighbor who can keep you up to date on current email events and work notices, etc. With weather delays and contractors being very busy, it is nearly impossible to keep residents up to date on schedule changes via regular mail. In addition, the more folks that use email, the less items we have to mail and the more money your Association saves!

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.

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.

Thank you,



Darren H. Burns
Property Manager