

Strawberry Fields Condominiums

May 2015 Newsletter

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.**

POOL SEASON IS ALMOST UPON US!

Enclosed with this newsletter are the most recent pool rules for the Community and a postcard to be filled out and returned ASAP. The post card has been addressed and stamped for your convenience so you simply have to fill it out and drop it in the mail.

Important Dryer Vent and Booster Fan Information

After doing some exploratory research, the Association has determined there are different types of installations for how the venting duct work exits the building. In some cases, there may be dryer booster fans on ground level units. The ventilations ducts from each individual unit to the exterior of the building are extensions of the interior plumbing, and thus the responsibility of each individual Owner. It is highly recommended that each Owner have the dryer vent and booster fan (if applicable) checked and completely cleaned on an annual basis to prevent lint buildup and a possible fire hazard.

The information listed below is gathered from a contractor who has inspected certain units, **but the Association cannot endorse or require the use of any specific contractor** and all Owners are encouraged to investigate and ensure they use only licensed and insured HVAC contractors. Licensing credentials can be reviewed on the following website: www.pprbd.org.

"It looks like the upper units are terminated at the roof. The lower units appear to be vented horizontally and terminating on the outside walls. We could clean the upper unit systems for \$195 assuming the configuration is similar to what we've seen.

The cost to clean the lower units would also be \$195 unless they have a booster fan. If any lower units have booster fans, the cost would be \$345. This would include the standard dryer vent and also removing, cleaning, checking operation of and re installing the booster fan. Any unusual access or installation issues or repairs may incur additional cost.

We recommend utilizing a properly licensed and certified HVAC contractor to clean and service these systems as proper knowledge of the operation, code requirements and installation specifications could greatly enhance the operation, efficiency and safety of these dryer exhaust systems.”

*Kyle Gateley, General Manager / Co-Owner
Home Heating Service, Inc.
719-591-9777. kyle@homeheatingservice.com*

FOLLOW UP GATE REMOTE PROGRAMMING DATE HAS BEEN SET

To accommodate as many working residents as possible, the next remote programming date and time have been set a little later in the day. The process should only take about 60 seconds per remote, so just have your remote ready and look for the representative from Taylor Fence. He will take your remote, program it and return it to you. The programming will be done for both the front and back gates as follows:

Monday, May 11th

Back Gate - 4:30 p.m. – 5:30 p.m. – You should be able to drive up to the gate, hand your remote out your car window to the technician and wait while it is programmed.

Front Gate - 5:30 p.m. – 6:30 p.m. – Please ensure you do not park in such a manner as to block incoming traffic as this is shortly after rush hour. If at all possible, park and then walk to the gate.

TENNIS COURT OPINIONS REQUESTED

The Board is currently reviewing options for the tennis courts after reviewing the cost of repairs or resurfacing. While all the numbers are not yet available for review, a full resurface will be very expensive and the warranty is very short. Here are the basic options being considered:

1. Repair and repaint the court – Approx. \$8000 every 2 years.
2. Full resurface overlay of the court – Approx. \$40,000 every 10 – 15 years.
3. Remove the court and replace with sand volleyball courts.
4. Remove the court and replace with picnic area and grills, possibly gazebo?

The approximate cost to remove the court is about \$15,000. Putting in sand volleyball courts or a picnic area with grills and gazebo would be extra over and above the removal cost. Bids for those projects have not been received, but the Board wanted Owner input to help determine the interest in keeping the court or exploring other options. If you favor one of the options above or have another idea, please send your comments to Darren@zandrmgmt.com or fax to (719) 884-4496 or a letter to Strawberry Fields, 6015 Lehman Drive, Suite 205, Colorado Springs, CO 80918.

Thank you!

Your Board of Directors
Strawberry Fields COA

Strawberry Fields Condominium Owners Association
Pool and Hot Tub Rules
May 2014

The pool and hot tub (pool area) are not for public use. They are meant for the exclusive use of Strawberry Fields residents and their occasional limited number of guests. Each homeowner will be issued **one (1)** keycard for access to the pool and clubhouse. **Loss or damage of the keycard must be reported immediately** to an HOA Board Member or the Management Company so the card can be cancelled and a new one issued at a **replacement cost of \$30.00**. The keycard **must** be used to gain access to the pool area. **DO NOT let anyone in the pool area** unless they are personal guests of yours. Letting in unauthorized persons will jeopardize use of pool privileges. **A RESIDENT OVER THE AGE OF 18, WITH POOL PRIVILEGES, MUST ACCOMPANY ALL GUESTS.** Keycards may not be **“loaned”** to anyone at anytime. Keycards must stay in the possession of the party to whom it is assigned. Owners or management companies are responsible for getting the keycard to rental tenants.

1. Entry into the pool area will be through the gate only. Climbing over the fence is strictly forbidden. Please do not enter or the exit the pool area through the clubhouse.
2. The pool gate must be closed at all times. **No lifeguard is on duty.** Pool use is at the risk of the user.
3. Reservations for the pool area for private use are **not** permitted. Reservations for the clubhouse **DO NOT** include private use of the pool area. Social functions in the clubhouse must also vacate the pool and hot tub at 10:00 p.m.
4. An adult, parent, or guardian, over the age of 18 **must accompany and remain with children under the age of 14.**
5. HOA Board Members, the Management Company, Security, or Pool Maintenance Company employees have the authority to close the pool area at any time due to weather conditions, health issues, safety considerations, or maintenance issues, etc.
6. HOA Board Members, the Management Company, or Security may remove any person or persons for violation of any of the rules. Violation of these rules may result in the removal of pool privileges and loss of keycard for the entire unit assigned to that keycard.
7. The swimming pool is open Memorial Day weekend to Labor Day weekend. The closing day may be extended by the HOA Board, weather permitting. Pool area hours are posted, 7:00 a.m. to 10:00 p.m.
8. **Any person or persons observed in the pool area before or after hours will be subject to arrest and prosecution for trespassing.**
9. Only **swimwear** may be worn in the pool and hot tub. (No street clothes; to include but not limited to cut-offs, jeans, sweatshirts, etc.)
10. Infants who are not potty trained **must wear swim diapers** (i.e. Little Swimmers) not regular disposable or cloth diapers.
11. The hot tub is not a play/swimming pool. The Health Department has stated that hot tubs have been shown to be dangerous for children, pregnant women, certain health problems (i.e. high blood pressure or heart issues), or people who are

intoxicated. Hot tub use is at the risk of the user. An adult, parent, or guardian, over the age of 18 must accompany and remain with children under the age of 14 who are using the hot tub.

12. No pets are allowed in the pool area or may be tied up outside of the pool area.

13. No sitting in, jumping off of, or playing in or around the fountain is allowed. This includes no sitting on the fountain ledge.

14. No glassware is allowed in the pool area. Food and drinks in plastic or paper containers are permitted. **No food or drinks are allowed in the pool or hot tub.**

15. Trash must be promptly deposited in the trash containers provided. Disposable diapers must be properly disposed of.

16. Foreign matter, food or debris must not be thrown into the pool or hot tub.

17. **SMOKING IS NOT ALLOWED IN THE ENTIRE POOL AREA.**

18. Excessive noise will not be tolerated in the pool area at any time. Only sound equipment with earphones for personal use is allowed.

19. Roughhousing, running, spitting, undue splashing, diving or the use of obscene language is not permitted in the pool area.

20. Any intoxicated or otherwise unruly person or persons, even those with an authorized keycard, will be removed from the pool area. Use of illegal substances by any person in the pool area is forbidden and will result in removal from the area. Arrest and prosecution may result.

21. Floating devices are allowed in the pool. If the pool becomes crowded, please be considerate of others and remove large floating devices.

22. No bicycles, roller blades, roller skates, scooters, etc. are allowed in the pool area or clubhouse.

23. One (1) gas grill is allowed on the rock slab located on the east side of the clubhouse or under a tree in the front.

24. Please clean up and leave the pool area promptly at closing. Remaining in the pool area after hours is considered trespassing and violators will be subject to prosecution.

25. Remember that the keypad automatically shuts off at 10:00 p.m. and if you forget something **you will not be able to get back into the pool area** until the following morning.

Any infraction of these rules may result in the parties involved being subject to Article IX Section 9.9 of the Declaration for Strawberry Fields Condominiums which could result in the suspension of pool privileges and loss of keycard for the entire unit assigned to that keycard.

May 2014