

Strawberry Fields Condominiums

November 2015 Newsletter

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 – Darren.

Holiday Decorations: Holiday decorations are welcome and encouraged, but **PLEASE PLEASE** ensure you do not attach any decorations to the building in such a way as to damage the wood, paint or stucco. Owners will be back charged for repairs to these areas.

Winter Warnings and Snow Removal Reminders: Greener Grass Landscaping is also the Association's snow removal company. There are very specific guidelines as to whether they come out or not and what exactly they do. This is to help find the best balance between passability and affordability.

The snow needs to get to 2” and it has to have stopped snowing before they come out. That's the basic guideline, but there are exceptions such as blowing snow filling the stairways, or large patches of ice. Snow will be pushed up to the end of the garages and other areas where the melting will cause the least amount of problems. To help clear the sidewalks, **if you know it's going to snow, move your car back a little from the sidewalk so it's easier for the crews to get all of the sidewalk cleared.** Residents sometimes call because there are large piles of snow on the sidewalk when they are actually piles left from under the front ends of the cars. **There are orange buckets of sand and ice melt at mailboxes and dumpsters.** The orange buckets have tops that **unscrew.** We suggest you get your own container and take some of this to keep by your door so you can sprinkle your steps or area around your front door if needed. If you get your own ice melt it **MUST say it is safe for concrete. Salt should never be used.** Greener Grass will plow the streets, the areas between the garages, sweep the stairs, shovel or snow blow the sidewalks, put down sand/ice melt where needed and break up ice patches as necessary. If you have a bad patch of ice or snow that gets missed, you **MUST call Z&R and report it to them. Please do NOT ask the workers to do any additional work.** They are instructed to only respond to a work order from Z&R. If you are new to Colorado or Strawberry Fields, you should get some good snow boots because we do not clear the snow away if it is less than 2” deep.

A few additional notes from Anthony Sexton of Greener Grass Landscaping:

- We plow at two inches and shovel at two inches. We will apply sand and ice slicer to the road and ice melt to walks and stairs as needed after we shovel and plow. This essentially ends snow removal for that storm. Any icing issues that develop need to be called in, we do NOT automatically troll for ice, knock down icicles, apply sand or ice melt days after the storm or in any way keep an eye out for "if" ice is building up...unless it is reported to Z&R and they issue us a work order.

- We do not shovel around cars or personal property such as figurines or decorations. To ensure we can do the best job possible, please keep your walks clear of personal property.

- Mother nature dictates when we begin and end snow removal. Please keep in mind that we generally want to start shoveling when the snow is slowing down or has stopped. With that, we may be onsite any hours of the day or night, please do not heckle the employees.

IT IS AGAINST COLORADO LAW TO LEAVE A VEHICLE RUNNING WHILE

UNOCCUPIED! Recently, a resident had a car stolen because he/she ran back upstairs to get something and left the car running. Not once, but TWICE!! Please remember it is against the law and invites crime into the Community.

Clubhouse Vandalism: Apparently there has been some vandalism in the clubhouse. The guess is that it is residents using poor judgment. The only way they can get in is with a keycard, so please keep track of your keycard and ensure you know who has it.

IF YOU LEAVE FOR VACATION, ARE SNOWBIRDS OR YOUR UNIT IS EMPTY:

It is absolutely imperative that the heat is left on (about 55 degrees) if you are gone for a few days or weeks or your unit is empty. Also, please leave the cupboard/cabinet doors open under the sinks and the faucets dripping a little. This helps the warm air get to the sink pipes and keeps the water flowing so it won't freeze. You can do this on all exterior walls with cabinets. The last cold snap we had, one unit was empty and the utilities were turned off. As a result, the pipes froze, broke, and when thawed, flooded all 4 units downstairs. It was a mess!!!! The owner of the empty unit was responsible for all repair costs.

This is a good time to know where your water shut-off valves are. The best place to look is by your water heater. Look for 2 valves or knobs. One is to the water heater and the other one is the main water shut-off. Labeling them is helpful. We have found out that not all units are the same, so your shut-off valves may be some other place.

Annual Ownership Meeting: The 2015 Annual Meeting was a success with good attendance although a quorum could not be reached. The room was a bit difficult to access and parking was limited, so the 2017 meeting will be attempted at the clubhouse. The 2016 Budget (enclosed) was ratified and will take effect on January 1, 2016. This budget will enable the Association to continue with the projected reserve projects budget (enclosed). If you have EFT (the most cost effective and easiest way to pay your dues), the dues amount will automatically be adjusted for January. If you mail a check or have bill pay (both cost the Association \$\$ in bank fees), you'll need to update the amount. William James was appointed to fill a 3 year term on the Board

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: The next Board of Directors Meeting is scheduled for April 28, 2016. Addition meetings through the summer will be scheduled as needed and notices sent out to all Owners in advance.

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.