



Strawberry Fields Condominiums

May 2016 Newsletter

Newsletter Articles: Special thanks to all this month's contributors for excellent newsletter suggestions! If you would like to suggest something for the newsletter, please email me at Darren@zandrgmt.com and I'll do my best to get it included – Darren.

POOL SEASON IS ALMOST UPON US: The pool will be open: Saturday, May 28, 2016. 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. Please note the keycard will be turned off if the card is not returned. If a grill is brought to the clubhouse it must be a gas grill and placed on the grass in front of the clubhouse. This helps reduce the smoke going into the surrounding units.

SOMETHING NEW FOR OUR COMMUNITY: We are placing a cork board in the entry of the club house for people to post items for sale, services to offer such as alterations, painting, trusted contractors, pet sitting etc. When people move in, they sometimes have usable moving boxes and packing supplies that they could offer to someone moving out. If you lose a pet, you could post it there. Recommendations of services could also be posted. Please keep the board neat and remove your post when your item has sold or it is no longer needed.

HANDYMAN (or Woman) NEEDED: There are several residents that would like assistance with minor tasks around their homes such as changing batteries in smoke alarms, ceiling light bulb replacements, etc. If you know of someone that could provide these services please take the opportunity to post it on the clubhouse cork board. With any contractor, please make sure they are properly insured to perform any work in or around your home. They should be able to quickly provide certificates of current insurance upon request.

MARIJUANA USE IN THE COMMUNITY: If you are inclined to take advantage of Colorado's "avant-garde" policy on legal marijuana, please take these facts into consideration:

1. The Covenants provide that any violation of the law of a superior organization is a violation of the Covenants. That being said, marijuana possession and use are still considered violations of Federal law, thus would also be Covenant violations.
2. State's rights debates aside, the Covenants also clearly prohibit offensive or noxious odors or activities in the Community, and usually the only people who aren't offended by the noxious odor of marijuana are the folks smoking it, so please be reminded the residents all live in close quarters and no unit is air tight, especially with the warm weather and open windows.

GATE REPAIR UPDATE: After this last round of repairs to the front exit gate we feel it's necessary to show how much the damage costs and how long the repairs take when the gates are struck by reckless or impatient drivers or, as previously, were being "ridden" by residents. The gate riders were the reason for the welded mesh on the bottom of the gates. Below is the time line and costs associated with the maintenance and repairs since 2010, **NOT including the most recent damage of over \$5000.** The gate was struck two different times and had to be completely taken apart and rebuilt, thus the long repair timeline. The new gates should be hung today, meaning the day this newsletter is being drafted, and the operators will hopefully be reattached by no later than Monday, May 9th. Gates expenses listed below:

2/17/2010	SERVICE CALL FOR GATE 12/29/09 \$110.00
2/28/2010	REPAIR WALK THRU GATE \$55.00

3/17/2010 WALK THROUGH GATE REPAIRS \$225.00
 5/17/2010 Back Gate \$395.00
 6/29/2010 SERVICE CALL 5/18/10 RESET MOTOR BREAKERS FRONT ENTRANCE \$165.00
 8/13/2010 GATE MAINTENANCE \$130.00
 8/30/2010 Motor/Drive Belt Repairs \$539.00
 10/18/2010 DIAGNOSE CONDITION OF SWINGING GATES \$130.00
 10/18/2010 REMOVE AND REPLACE BAD LOOP ON REAR EXIT GATE \$875.00
 10/18/2010 REIMBURSE FOR GATE DAMAGE \$25.00
 10/18/2010 LUBE ALL ENTRANCE/PEDESTRIAN/DUMPSTER GATES \$105.00
 1/18/2011 Rear Entrance Gate \$65.00
 3/17/2011 INSPECT/REPAIRS TO PEDESTRIAN GATES \$170.00
 3/17/2011 PEDESTRIAN/DUMPSTER GATE REPAIRS \$105.00
 6/17/2011 Taylor Fence Company Swing Gate Repairs \$65.00
 9/19/2011 Taylor Fence Company Double Swing Gate \$65.00
 12/20/2011 Lube Gates \$105.00
 1/20/2012 Lube/Adjust Gate \$105.00
 3/20/2012 Iron Exit Gate/Operators \$11,364.00
 3/30/2012 Periodic Maint on Gates \$260.00
 05/21/2012 Lube gates at entrances/dumpsters \$170.00
 5/31/2012 Taylor Fence Company inv. 22257 Rear Gate \$45.00
 5/31/2012 Taylor Fence Inv. 22219 Transmitters/Remotes \$1,510.70
 06/30/2012 Check - Pedestrian Gate Keys \$91.56
 7/31/2012 Taylor Fence Company inv. 22348 Gate Srvc Call \$67.50
 8/20/2012 Taylor Fence Company inv. 22105-A Periodic Maint. \$417.62
 8/30/2012 Taylor Fence Company inv. 22348-A Gate Repair \$45.00
 9/28/2012 Taylor Fence Company inv. 22451 Broken Hood \$45.00
 10/18/2012 Taylor Fence Company inv. 22503 Photo Eye \$45.00
 12/31/2012 Taylor Fence Company inv. 22578 Gate Box Repairs \$1,117.50
 03/20/2013 CM Robinson Contracting, Inc. inv. 9759 Lube Gates \$105.00
 03/20/2013 Taylor Fence Company inv. 22105-B Periodic Maint \$390.00
 04/26/2013 Taylor Fence Company inv. 22752 Batteries/Main Gate \$213.00
 06/30/2013 CM Robinson Contracting, Inc. inv. 10003 - pool gate repair \$155.00
 08/31/2013 Taylor Fence Company inv. 22913 Reset Gate Motor \$195.00
 08/31/2013 Taylor Fence Company inv. 22105-C Periodic Maint. \$390.00
 10/10/2013 Taylor Fence Company inv. 23075 Broken Photo Eye \$45.00
 10/10/2013 Taylor Fence Company inv. 23016 Replace Loops & Detectors \$1,161.00
 12/20/2013 CM Robinson Contracting, Inc. inv. 10512 Quarterly Gate Maint \$115.00
 12/31/2013 Taylor Fence Company inv. 23139 Gate Remotes \$830.00
 2/27/2014 Taylor Fence Company inv. 23241 Keypad \$45.00
 2/28/2014 Taylor Fence Company inv. 22105-D Periodic Maint \$390.00
 3/13/2014 Taylor Fence Company inv. 23267 - reflective tape on gates \$244.38
 5/22/2014 Taylor Fence Company inv. 23366 - rear gate stuck open \$45.00
 05/31/2014 A Mobile Locksmith, Inc. inv. 88621 Ped Gate Keys \$35.81
 08/22/2014 Taylor Fence Company inv. 23433 Gate Repair \$9,212.00
 12/16/2014 Inv. 22105-E - Taylor Fence Company - Periodic gate maintenance \$390.00
 02/13/2015 American Overhead - Receiver for swing gate \$511.24
 02/13/2015 Taylor Fence Company - repair damaged front gate & touch up paint \$1,289.00
 02/13/2015 American Overhead - install Liftmaster 450 Receiver, program remotes \$660.00
 03/17/2015 Taylor Fence Company Periodic Gate Maint. \$390.00
 04/06/2015 Taylor Fence - add metal to gates to prevent people standing on them \$2,429.00
 04/30/2015 Taylor Fence Company - half gate open, half gate closed, reset motors \$65.00
 04/30/2015 Taylor Fence Company- gate won't close - call box issue \$65.00
 06/08/2015 Taylor Fence Company - Reset back gate operator to clear faults \$65.00
 06/08/2015 Taylor Fence Company - 15 programmed gate transmitters \$783.00
 07/14/2015 Taylor Fence Company - furnished & installed 4 batteries/rear gate \$582.00
 08/13/2015 Taylor Fence Company - diagnose conditions of gate & repairs reeded \$90.00
 08/13/2015 Taylor Fence - repair back entrance gates that are stuck open \$90.00

09/09/2015	Taylor Fence - re-set 2 gate posts, heavy duty closures Back Ped Gate \$1,924.00
09/09/2015	Taylor Fence - repair back gate stuck in open position \$97.50
09/09/2015	Taylor Fence - re-set front ped gate posts, new heavy duty closures \$1,924.00
09/22/2015	Stellick Electric - repair underground wire for gate controllers \$718.82
10/01/2015	A Mobile Locksmith - ped. gate R&R latches., cylinder changes \$333.45
10/12/2015	Taylor Fence Company - replace 1 gate operator drive motor \$660.00
10/29/2015	A Mobile Locksmith - keys for back pedestrian gate not working - repl \$4.98
11/05/2015	Taylor Fence - back gate powered down for asphalt work - powered up \$65.00
11/09/2015	A Mobile Locksmith, Inc. - Pedestrian Gate keys \$49.84
11/10/2015	A Mobile Locksmith, Inc. - 20 Pedestrian Gate keys \$49.84
12/08/2015	Taylor Fence - program 20 new 3 button transmitters \$1,296.00
12/26/2015	CM Robinson - investigate gate emerg. fire dept access - needs work \$220.00
01/16/2016	Taylor Fence Company - diagnose inoperative gate - fixed \$65.00
01/16/2016	Taylor Fence Company - exit loop not working on back gate \$65.00
01/16/2016	Taylor Fence Company - rear walk gate not closing all the way \$65.00
02/12/2016	D.C. Mechanical, Inc. - check & repair Fire Dept. Back gate entry \$470.00
02/22/2016	Taylor Fence Company - remove snow to allow gates to open \$170.00
02/29/2016	Taylor Fence - readjust gate arm after forced open wrong way \$170.00

Total \$48,058.30

PROJECT UPDATES: Listed below is the **anticipated** reserve projects schedule for 2016, but this is completely tentative based upon funding availability at this time. The very large snowstorms and continued damage from leaks and other contingencies have created expenses that were higher than anticipated:

2016 Beginning Reserve Balance (estimated in 7/2015)	116,060
Budgeted Reserve Allocations	184,000
R&R Approx 11,500 sq feet of asphalt	(46,000)
R&R Approx 1600 sq ft of concrete drain pans	(10,500)
Concrete Leveling	(2,000)
Misc. Sidewalk and Curb R&R	(5,000)
Replace 2 roofs	(46,000)
Stairway Stringer Repairs	(5,000)
Drainage Projects	(10,000)
LED Light Replacements	(2,000)
Random Contingency	(20,000)
Paint/Stucco Phase 2 - 10 Buildings	(76,293)
Ending Reserve Balance	77,267

REPLACEMENT PORCH LIGHTS: Here are the specifications for the replacement porch lights. The Association does have a stock of lights for sale at a cost of \$50 and they can be installed via the licensed electrician of your choice:



GAME TIME! The 2nd and 4th Wednesday of each month, the “Game Afternoon” continues at the clubhouse from 1 p.m. – 5 p.m. Anyone interested in joining is welcome!

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. If you see a broken sprinkler head, malfunctioning dumpster doors, or any other property damage, etc. please call (719) 594-0506 and Chris, Shalah or Kathleen can assist. If you see a Covenant violation, please report it in writing. The best method is to email Darren Burns Darren@zandrmgmt.com or Chris Schade Chris@zandrmgmt.com.

Pedestrian Gates: Reminder about the pedestrian gates on the front and back entrances - 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. Please have motorcycles parked at the front of the assigned carport so a car can still be parked there and also do not park over the sidewalk.

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. Here are a few highlights:

- Residents may have one (1) dog, one (1) cat, and a reasonable number of small 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.

Strawberry Fields Condominium Owners Association
Pool and Hot Tub Rules

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 any time. 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.