

# *Strawberry Fields Condominiums*

## October 2016 Newsletter

**Holiday Decorations:** Holiday decorations are welcome and encouraged, but **PLEASE 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.

**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.

**Annual Ownership Meeting:** The 2016 Annual Meeting is just around the corner, and for the first time it will be held at the Community Clubhouse, so it may be standing room only, but nobody has to drive or find parking! The formal notice will go out shortly, but mark your calendar for Thursday, October 27<sup>th</sup> at 6 p.m.

**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 with a 5% Wind and Hail deductible (5% of the building's total value). 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.**

**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!

**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 Falynn or Elia 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 Chris Schade at [Darren@zandrmgmt.com](mailto:Darren@zandrmgmt.com) or [Chris@zandrmgmt.com](mailto:Chris@zandrmgmt.com).

**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](mailto:Darren@zandrmgmt.com) and I'll do my best to get it included – Darren Burns, Property Manager.