



# Strawberry Fields Condominiums

April 2017 Newsletter



**Vehicle Fires/ Break in's:** Z&R has been well aware of the vehicle fires within the community. The police have been notified in each case. What we request of you is to be vigilant in your community. If you witness suspicious activity in the area please notify Z&R as soon as possible and follow up by email. If you suspect illegal activity please call the police and file a report. A couple of things to remember:

1. Lights, lights, lights. Please leave your lights on all night! This costs you pennies for the peace of mind it provides. The front porch light is controlled by a photocell, but this will not work if your light switch is turned off. Please ensure your porch light is switched to the "ON" position.
2. Always ensure your car is locked securely.
3. Never leave your car running and unattended.
4. No items should be left visible in the car which could attract thieves. This includes electronics, handbags, and loose change.
5. Colorado Spring Police Dept. NON-EMERGENCY number is: 719.444.7000



## PARKING



Vehicles that are not properly licensed may be subject to being tagged and towed.

Carport spaces are specifically reserved to individual units, so please ensure you do not park in another person's carport or assigned space. Vehicle storage is not permitted without prior approval. Vehicle Storage is defined as follows: Any vehicle not moved for 15 consecutive days will be considered "abandoned" and will be towed at the owner's expense. **If you are on vacation, deployment, etc. and know your vehicle will be parked longer than 15 days, you may request in writing an extension from the Board.** This is for assigned and unassigned parking spaces, unless prior arrangements are requested and approved in writing by the Board. Any vehicle deemed "junk" (inoperable or unlicensed) will be towed at the owner's expense.

If you notice any of the following you can have it tagged or towed by calling:  
Immediate Towing and Recovery at: 510-9824.

Special note to motorcycle owners if you also have a regular parking space the policy is to park your motorcycle parallel to the curb in front of your vehicle.



## Barbeque Grills



We know that with a windy winter start to the New Year. Spring and promise for warmer weather is here! We know you are all eager to get those grills fired up, but unseasonably warmer weather, under very dry conditions due to a lack of snow and moisture in our region can be a recipe for disaster. El Paso County put restrictions on open burning. Please use caution when firing up that grill. Under NO circumstance are Charcoal grills allowed on the property. The Rules and Regulations state:

**"Gas or electric grills may be used only if it does not disturb other residents.  
No charcoal grills are allowed."**

**POOL SEASON IS ALMOST UPON US:** The pool will be open: Saturday, May 28, 2017. 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.



Please, if you are walking a pet in the community ensure that you pet is properly leashed and you are picking up the pets waste and disposing of it immediately. If you notice that folks in your community are not abiding by these rules please report them to Z&R in writing, and they will enforce the covenants accordingly, but they need your help! Know that your report will be kept confidential, but they need as much information about the violation you can possibly provide. Also, if the Association outsources the cleanup for pet waste this cost is charged extra at the Association's expense. Once again if you know who is violating the rules a portion of the cost may be assessed to the perpetrators.



**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.**

## **\*\*FENCE UPDATE\*\***

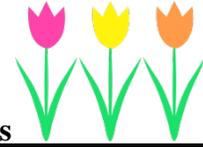
Just to keep you all updated on the status of the fences around the perimeter of Strawberry Fields. Z&R has been hard at work, working hand in hand with the surrounding communities trying to figure out who owns what and the verdicts are in... The fence on the west side of the community is owned by the apartment homes. They have an insurance claim in on it and will rebuild it when that is processed. The fence on the south west side of the community is owned by the Villas. They are having a special assessment meeting to repair the fence in the first week of April. The fence on the east side of the community is owned by Strawberry Fields. At least the last two sections in the south east corner will be rebuilt by the association.



**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 that residents all live in close quarters and no unit is air tight, especially with the warm weather and open windows.

**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!



### **Patios, Common & Limited Common Area Reminders**

- Balconies and patios may not be used as storage areas or in any way that may detract from the appearance of the building.
- Lines or poles hung to dry or air clothes are not allowed.
- No resident may allow anything to fall or be thrown from the balcony.
- Nothing may be hung from or attached to the outside of any building.
- The sidewalks, entrance areas and staircases may not be obstructed or used for storage. This includes toys, bicycles, etc.
- No plants, flowers, or shrubs may be planted in the common areas.
- TV satellite dishes must be installed in a freestanding container i.e. on a pole in a large bucket with sand or rocks, etc. or on a tripod. They may not be attached to the outside of the building or placed in a common area.

**If you have questions about what is allowable please contact the Z&R**

### **Delintz Dryer Vent Cleaning & GROUP RATES**

Have you cleaned your dryer vent lately? If you didn't know, your dryer vents collect lint throughout the whole line and can be a potential fire hazard to you and others in the Community. When the line is free from all the excess lint it will help prevent a fire, improve dryer efficiency and speed and save you money on electricity! Delintz can help and would come out, with a minimum of 3 owners, for a cost of approx. \$103 each if paid by cash or check. Credit cards will have a convenience fee. Some appointments are scheduled for mid-April so other residents can jump on the bandwagon. Call them today and schedule your appointment too!

Delintz Dryer Cleaning Service- 303.655.0600

Let them know you want in on the Strawberry Fields Group Rate!



### **Spring Cleaning and Around the Community Reminders**



- Please ensure when removing garbage from your home that you are not storing it on your porch or balcony. Garbage must be immediately discarded properly in the dumpster.
- Let's keep unwanted critters in the community away and loose trash from blowing around the community. When disposing of garbage in the dumpster enclosures please make sure that you place trash IN the dumpster NOT BESIDE the dumpster.
- Replace smoke detectors and carbon monoxide detectors. Replace batteries if only needed. Recommended every six months. Daylight Savings Time is good rule of thumb.
- Water heater maintenance. Most HVAC will inspect when doing preventative maintenance on heating and air conditioner. HVAC filters should be inspected and changed as well.
- **Check out EFT!** Easiest/ No Cost/ Quickest/ Worry-Free Way to Pay Dues. Obtain a form at [www.zandrmgmt.biz](http://www.zandrmgmt.biz) return completed EFT form *with a cancelled check* to 6015 Lehman Dr., STE 205, Colorado Springs, CO 80918 OR email to: [BOOKS@zandrmgmt.com](mailto:BOOKS@zandrmgmt.com)

### **Z&R Contact Info**

As always, if you have questions, issues or concerns, please contact Z&R either by email or phone

Property Managers: [Darren@zandrmgmt.com](mailto:Darren@zandrmgmt.com)/ [Chris@zandrmgmt.com](mailto:Chris@zandrmgmt.com)

Property Manager's Assistant: [Shalah@zandrmgmt.com](mailto:Shalah@zandrmgmt.com)/ [Ren@zandrmgmt.com](mailto:Ren@zandrmgmt.com)

Front Desk: [office@zandrmgmt.com](mailto:office@zandrmgmt.com)

Telephone: (719) 594-0506.

**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.**