



Strawberry Fields Condominiums

October 2017 Newsletter



Many Thanks to Special Contributor - Kay C. Mast



Annual Meeting Reminder: The Annual meeting is just around the corner and will take place in the Strawberry Fields Clubhouse on Thursday, October 26, 2017 at 6:00 p.m. Come join us and meet your neighbors!



SNOW IS COMING!

You never know what winter will be like in Colorado Springs, so WHEN it snows, here are some things to help out everyone in the community:

*If snow is expected, please park your car a little back from the sidewalk so the snow removal can be over the whole sidewalk. If the car is over the sidewalk the snow removers will not go close to the car leaving a pile of snow and people complaining about a bad job or the snow is in their way.

*Snow removal will not take place until there is an average of 2 inches around the community and it has stopped snowing. With snow drifting this is hard to determine sometimes, but we do our best.

*Greener Grass will put down ice melt. However, the large orange buckets are filled with sand and are located by each mailbox and dumpster. Please use/take as much as you need. It would be helpful if you have your own container by your door to sprinkle on the steps or sidewalk. The lids of the buckets screw off, not pry off 😊 **If you buy your own snowmelt, it MUST say “safe for concrete”.**

*The snow removers will put the snow piles in the best places they can.

***Please do not complain to or hassle the workers.** If there is an issue with any snow removal or buildup of ice, you must contact Z&R and they will contact Greener Grass to fix the issue.

*Snow removal could take place at any time depending on Greener Grass’s schedule, when accumulation stops and the depth and weight (wet or dry) of the snow.



!!! FREEZE WARNING !!!

NEVER TURN OFF YOUR HEAT IN THE WINTER!!: It is absolutely imperative that the heat is left on (at least 55 degrees) in your unit during the winter months. Also, on exterior walls, please leave the cupboard/cabinet doors open under the sinks and the faucets dripping a little on extremely cold nights. This helps the warm air get to the sink pipes and keeps the water flowing so it won't freeze. One unit last winter turned off the heat. The pipes froze, broke, and flooded surrounding units. **The owner of the empty unit was responsible for all repair costs, which totaled approximately \$15,000. Don't let this happen to you!!!**



Electronic Funds Transfer:

Did you know there's a way many of you can help the HOA save \$1000 a year? If you send a check or have your bank send a check for your dues, the HOA has to pay a fee. This fee amounts to about \$1000 a year! By switching to Electronic Fund Transfer (EFT) there is no charge to the Association. Simply get the form at www.zandrmgmt.biz and then return the form with a cancelled check to Z&R at 6015 Lehman Dr., Suite 205, C/S 80918 or email to BOOKS@zandrmgmt.com. Your dues will then be withdrawn automatically each month with no charge to anyone!!

Correction from last Newsletter:

Under “Safety First” we asked you to keep your porch lights on for safety. We still want you to do that, but there are no photocells on your porch light that go on automatically. The lights at the bottom of the stairs have the photocells and do come on at dusk.



Pet Policy:

Please, if you are walking a pet in the community, ensure that the pet is properly leashed and you are picking up the pet’s 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.



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.**



A Quick Gate Tutorial: To enter your 4 digit code, simply press the “#” key and then the 4 numbers.

Please do NOT give this code to guests. If your name is in the directory, guests can press the call button after they find your name and it will call your number. When you get the call and answer, you can talk to your guest up to 30 seconds. When you press the 9 key during that 30 seconds, it will hang up the call and open the gate. Gates are now open 6 a.m. - 8 a.m. and 4 p.m. - 6 p.m. Please email Darren@zandrmgmt.com for gate programming and codes.



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!

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/ Chris@zandrmgmt.com

Property Manager’s Assistants: Shalah@zandrmgmt.com/ Ren@zandrmgmt.com

Front Desk: Office@zandrmgmt.com

Telephone: (719) 594-0506.