



Strawberry Fields Condominiums

September 2017 Newsletter



!!! FREEZE WARNING !!!

Holiday warm wishes won't carry you through the winter if you don't take serious precautions to protect your home!

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. **AGAIN** last winter we had, one unit that was empty and the utilities were turned off. As a result, the pipes froze, broke, and flooded surrounding units. It was a mess!!!! **The owner of the empty unit was responsible for all repair costs.** Don't let this happen to you!!!



Pet Policy: 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.



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.



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.

Updates and Responses from the 8-24-17 Owners' Forum

While this list is by no means comprehensive, it covers a good portion of the concerns raised at the Owners' forum.

C = Concern and R = Response:

- C: Back fence still down. We need to push the people responsible because it's been way too long and people just keep walking in and out.
- R: Unfortunately, the Association cannot force other people to put their own fences back up. They are not Strawberry's fences and there is no requirement for the neighbor to replace them. Z&R has been pestering them for months and been ignored until the neighbors representative stated they wanted Strawberry to pay "their share" for the fence. A response from Darren asking for documentation showing Strawberry had any financial responsibility for the neighbor's fence was met with another month of silence. Even a threat to send over a group of Strawberry's most vocal residents to the management office was met with out of office replies from THREE different folks at the management company on the same day and a response was not received for more than 72 hours. The response? "We're working on it." Short of spending Association funds to build a new 120' section of fence and committing to maintaining it forever, we wait.
- C: Painting: Owners were very dissatisfied with: only one coat, not two; no porta potty and workers are peeing wherever, GROSS; we were told buildings were going to be inspected several at a time, has this happened? When and who did the inspecting? The rock siding has NOT been sealed. When water hits the rock siding it is absorbed not running off; stairwells not being painted, rust very obvious.
- R: The project is not finished. The stone sealing was to be scheduled with a high sheen product last week to make it obvious the treatment had been done. Of course, it rained nearly every day last week and has been wet and cold this week. Problem areas are being noted and addressed and a different product is going to be used on the stairs. Inspections have been nearly every week and conducted by Bart Rafferty, Chris Schade and Scott Gadd. In addition, Bart has published his cell phone on every flyer (719) 492-3176 so Owners can call him directly to point out any issues they've encountered. If the voicemail is full, try the next day as he does return calls and make personal house calls. Misbehaving crews have been terminated. Please also note the entire project is under a 10 year workmanship warranty that is being underwritten by Sherwin Williams Corporate. Even if Rafferty somehow did not honor the warranty, Sherwin Williams is standing behind the work and conducting their own private inspections and ensuring the specifications are followed and the product is applied as required.
- C: Why aren't deployed soldiers cars being told to store them at Ft. Carson? Even if their car is in their space, the wife or whoever is taking up a guest spot; one owner just keeps moving the 2 cars back and forth even though there is only one driver in the unit. We need more guest spaces. Can we look at the property and see if there are any grassy or rocked areas that could be parking spaces?
- R: The Association cannot treat deployed soldiers differently than anyone else. Darren toured the property in June and took photos of numerous areas that can have extra parking installed. It is not prudent to do that project until at least 2018. It's going to be very expensive and the Association needs to complete the SLA contracts and see where it stands with funds vs. aged receivables. Just the time spent tracking all the payment plans is massive. The Association also got creamed again this year with the underground water leak/breaks and interior pipe breaks and leaks and mold mitigation, so the Association will end the year having spent more from reserves than it contributed, not counting the SLA.
- C: Security at the pool has been a joke. They are there when no one is there. It's been mentioned many times (and not just by me) that the issues USUALLY occur on Friday nights, Saturday and Sunday afternoon and evening. When they ARE there they don't make sure people are following the rules.
- R: The security issue was addressed during the summer and we were told straight up that we were not going to get their MVP's with such short shifts, so without doubling to tripling the shifts we were dealing with the

bottom rung of their ladder. Bids have already been solicited from Signal 88 Security for next year and they've received high marks on other pool areas from 2017, so Strawberry doesn't have to be the guinea pig.

- C: When is the carport that was blown down going to be repaired? It's been too long.
- R: There were so many moving parts on this project that one break in the chain stops everything else. The contractor's engineer tells him one timeline, his sheet metal supplier another, permits through Pikes Peak Regional Building Dept. are another timeline as are his work crews. If any one of those changes, it affects everyone else's timeline and that's not counting the weather. We had the wettest July since they started measuring this statistic in 1948. In August we had at least one consecutive 5 day stretch of straight rain. That's 20% of the entire month to date. Even this past 7 days have had moisture almost every day, which puts a stop to all roof, paint, gutter and asphalt work and pushes everyone's schedule back.
- C: When was the last audit? We need an INDEPENDENT auditor to do an audit, especially since we have been told that there's very little money in the clubhouse rental fund when there should be AT LEAST \$6,000.
- R: The financial statements have been audited by a 3rd party CPA almost every year since inception. Darren did not pull every file, but full audits were done 2010, 2011, 2012, 2013, 2014, 2015 and 2016. The 2017 budget might be the first ever for just a tax return, and there was a reason. The 2017 audit does the Fiscal Year 2016 books. The SLA wasn't passed until 2016 October and the money wasn't due until 2017. All of the major inflow and outflow of SLA funds will be in 2017. This is the reason a full audit will be conducted in 2018 to audit the 2017 books. There is no clubhouse rental fund. Any funds from rentals have gone into general operating account.

Despite the fact that a full audit IS scheduled for the 2017 Fiscal Year Books, it is completely unfair and out of line to be demanding an audit based on the implication that Z&R has somehow squandered or pilfered the clubhouse funds. These funds are not tracked by Z&R and are collected, in cash, by volunteers. A few years ago, a former Board Member showed up and dropped approx. \$4700 of cash in our hands from years of previous rentals. We spent nearly an hour counting it and making sure the amount was accurate and then drove it to the bank in person rather than keep it in the office even one night. This past week, Allyson from Z&R made a trip to a Board Members home to pick up another \$1700 in cash that had been collected over an extended period of time. Z&R is the caretaker for over a million dollars of your funds and oversees your budget where the monthly reserve contributions are nearly \$18,000. Do some owners really believe we got sticky fingers with less than \$5,000? It's ludicrous. Not to mention, if you take the previous cash dump of approx. \$4700 and add in the latest cash dump of \$1700, it appears you'll have collected approx. \$6400, which exceeds the amount that was estimated at the Owners' forum.

STRAWBERRY FIELDS CONDOMINIUM OWNERS ASSOCIATION

Board of Directors Meeting Minutes
Thursday, September 28, 2017 – Clubhouse

CALL TO ORDER: The meeting was called to order at 6:34 a.m. by Ben Smith.

Present were:	Ben Smith	President
	Scott Gadd	Vice President
	Justin Teenor	Secretary
	Darren Burns	Property Manager
	Chris Schade	Property Manager

<i>Absent:</i>	<i>Autumn Ascano</i>	<i>Treasurer</i>
	<i>William James</i>	<i>Director at Large</i>

OPEN FORUM: 3 owners were also in attendance. Gertrude reported 3835H not picking up dog poop 25th, 26th and

27th of Sept. 3816 Garage, drain in front needs to be cleaned out. 3770B Penny Pointe – Renate Griggs reports water in her guest bedroom window. Chris confirmed an email received on this. There was a question on whether the large retaining wall below the pool has been inspected? The rock fascia has not been sealed. 3790 - Large elm roots by dining room window and foundation. 3665, the trees are blocking building numbers. She requested better access and rule control at the pool next year and the landscapers put their grass and tree limbs in the dumpsters on Penny Pointe. In front of 3665, Silver Mercedes needing tagged and towed. There was more discussion on the GC fee for the SLA. Need to recheck stairs for rust, etc. and has blue painters' tape. 3835 SFG needs another paint walk with Owners and Sherwin Williams. 3747 Garage #3, check gutters for holes to patch, needs work order. Kay C. reported her building had not yet been painted. Chris requested a second treadmill. Darren will get models and pricing. Scott talked about clearing the mechanical room drain and Chris confirmed it had been done. A service schedule on the furnace and AC has been done yearly and the filter will start being changed quarterly. Darren will have a new hook installed in the bathroom stall door. 3835 Carport Damage from moving truck. herriager@aol.com. Chris reported to please check uneven sidewalk at 3665.

PREVIOUS MINUTES: Scott made a motion to approve July meeting minutes and the motion carried unanimously.

MANAGER'S REPORT: Darren provided a report on the 2017 August financial statements. Owner Receivables remain high at \$123,509 due to the SLA and payment plans while the total reserves are at \$248,211. The Association finished the month over budget by \$13,999 or 4.9% and reserves have been funded by \$87,500 compared to \$140,000 budgeted year to date. A number of budget variances are due to resident actions (dog poop pickup, rock replacement) while others are a result of non-roof shingle issues such as chimney and vent caps, false or old leak reports and the wind storm. Need more detail on invoices for rocks, poop, etc. WHERE was the work done on the date done. Where are the problem areas?

Worst of all have been the numerous unplanned reserve expenses such as the underground leaks and road excavation and repairs. Reserve expenses year to date are \$128,700, so the Association's reserve balance will reduce unless another \$40k can be funded before year end to break even.

Darren presented two options for repairing the concrete patio at 3625C. The patio cannot be taken out and replaced because it is part of the post tension concrete foundation slab that has high tension cables running through it.

Option one is to remove the old skim coat, apply new thin cement and then a waterproof sealer for \$500. Option 2 is to patch the existing holes in the patio and then apply an exterior tile over the concrete with a non-skid surface application for \$1495.

For longevity, Darren recommended the tile option. Scott mentioned the area was primarily aesthetic and recommended against the tile for now. He will see Bart on the skim coat option and will see about a 5 yr warranty and report back to Darren with direction.

A revised concrete bid from the walk of the entire Community on two occasions highlighted the worst concrete areas in need of replacement (sidewalks, steps, etc.) The total bid was \$15,777.50 and Darren recommended approval now to lock in price but to hold off on work until April or May of 2018 after the snow removal season and when the ground thaws. This will allow the concrete at least 5 months to cure before being subjected to ice melt products, which are very corrosive to new concrete. Scott mentioned concern on 3 stair areas with bad railings that need to be done sooner than later. Rather than replace the concrete now, Chris will have the railings removed from the breaking concrete and reinstalled on the other side of the stairs or further in on the same side.

Chris presented an update on the repair project from the 2016 July hail storm.

PRESIDENT'S REPORT: Ben provided a summary of the topics discussed at the July Owner's Forum. In response, Darren began copying the Board all of his contacts for several weeks and their inboxes were flooded. Darren's point was that his office has contacts with Strawberry Owners, Realtors, Lenders, Tenant more than 600 times a month to show his responsiveness. Kay C. voiced complaints on the lack of communication and the need for

additional information being produced on a more frequent basis. Darren reported he will publish the draft minutes after each meeting and Justin will work with Kay C. on possibly taking over the newsletters more frequently.

UNFINISHED BUSINESS: None.

NEW BUSINESS: Darren presented four draft budgets for the Board's review. Option #1 – Avg. 11% dues increase with reserve funding budget at \$250,000. Option #2 – Avg. 7.7% dues increase with reserve funding budget of \$230,000. Option #3 – Avg. 6% dues increase with reserve funding budget of \$220,000 or Option #4 – No dues increase with a **decreased** reserve funding budget of \$184,000 (down from \$210,000 in 2017). There was extended discussion on the budget, the last increase and the SLA and reserve funding. The Board, after discussion with the Owners present, chose the middle ground of 7.7% increase. Scott moved to approve the 7.7% and the motion carried unanimously.

FUTURE AGENDA ITEMS: None.

There being no further business, the meeting was adjourned at 8:40 a.m. The Annual Meeting is scheduled for Thursday, October 26, 2017 at 6 p.m. at the clubhouse.

The next Board meeting is scheduled for Thursday, January 25, 2018 at 6:30 a.m. at the clubhouse.



Newsletter Committee? It has been brought up several times during board meeting that having a newsletter committee may be a very good idea. If you are interested in being on the newsletter committee please email Shalah at Shalah@ZandRmgmt.com



New Gate Hours: New gate hours have now been uploaded and are operational. Gates are now open 6 a.m. - 8 a.m. and 4 p.m. - 6 p.m.

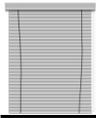


Attention Green Thumbs! An herb and butterfly garden was created on the west side of building 3895 in between the building and the pool by beloved member of the community. The member that kept up the maintenance of the garden made their transition in this life a few months back, now the community is seeking volunteers to care for the garden. This is a great opportunity for someone living here who likes to garden and would like to connect with the community. If there is enough committed volunteers perhaps it could be a "Community Garden" for everyone at Strawberry Fields. If you are interested please contact Shalah at Shalah@ZandRmgmt.com



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!



Got Broken Blinds? Homeowners this is a friendly reminder that if your blinds are in yellow/browning or in disrepair it is YOUR RESPONSIBILITY to have them replaced. The association will be aggressively tackling this issue in the coming months. Get your blinds replaced now if your blinds are looking shabby.



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.



Safety First!

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 with the holiday season among us:

1. **Please do not store gifts for family and friends in your vehicle!** No items should be left visible in the car which could attract thieves. This includes electronics, handbags, and loose change.
2. 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.
3. Always ensure your car is locked securely.
4. Never leave your car running and unattended.
5. Colorado Spring Police Dept. NON-EMERGENCY number is: 719.444.7000



Save the Date! The Annual meeting is just around the corner and will take place in the Strawberry Fields Clubroom Thursday, October 26, 2017 at 6:00 PM. Come join us and meet your neighbors!



Keep us Paperless and Go Green!

Check out EFT! Easiest/ No Cost/ Quickest/ Worry-Free Way to Pay Dues. Obtain a form at 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

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
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