



Strawberry Fields Condominiums



February 2018 Newsletter

Many Thanks to Special Contributor - Kay C. Mast



!!! IMPORTANT INSURANCE UPDATE !!!

Please be advised that the carrier for the Association's Master Insurance policy has recently changed from American Family to Farmers' Insurance.

The Association saved a significant amount on the annual premium and was also able to lower the wind and hail deductible from 5% of the building value (Approx. \$2.2 million) down to 2% (Approx. \$800,000)! Please be sure, as always, that you have acquired at least \$5,000 of Loss Assessment coverage on your personal policy in the event of another major hail loss.

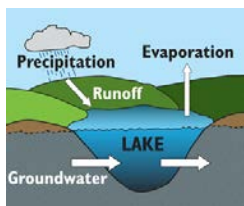
You will most likely receive a letter from your mortgage company that your coverage has "lapsed," but this is not the case. There was no lapse in coverage and they simply need the new master insurance certificate from Farmers' Insurance.

Your new agent for Farmers is: Mikeal Taylor, (719) 535-9966 or Fax (719) 528-1069

To get a certificate, you can contact Terri Lynn in Mikeal's office at: terrilynn.mtaylor6@farmersagency.com or Mikeal at Mtaylor6@farmersagent.com.



Bestway Disposal will no longer be servicing Strawberry Fields after February 6th. Please welcome Springs Waste Systems as your NEW and more affordable trash service provider! Your SERVICE DAY's will be on Monday, Wednesday, and Friday's! New dumpsters from Springs Waste Systems will also be delivered on February 7th. Thank you for your patience through this change.



Good News!!! An update on the leak at the back entrance was not a leak at all. When CSU surveyed the area they found that the source of the water is only ground water. A solution is being implemented to prevent future groundwater backups. Stay tuned in for future updates!



Community Open Forum nights are held on the 4th Thursday of every other month from 6:00 PM- 7:00 PM in the Clubhouse. This year's first open forum night will be held on February 22nd. These meetings are not official board meetings. The purpose of these meetings are two-fold: 1) They are nights for the homeowners to express concerns they have regarding the community with a chance to be heard by the Board of Directors 2) helps to streamline and prioritize the Board of Directors focus on the needs that will best serve the Community.



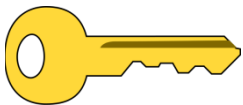
Please join your neighbors at the February 22nd meeting. Your Board is working on getting a special guest speaker for the next Community Open Forum Night to educate those interested in running an effective neighborhood watch program. And on that note.... You've all asked about bringing back a year round around the clock Security Company. Your Board of Directors IS listening! After some incidents in December, the Board is having open discussions considering the possibility of having a security company return to Strawberry.



Beware of SNOW & ICE: Don't be a part of the problem, be part of the SOLUTION! Colorado's snowiest months are here and it's up to all you to bring up your own sand from the orange buckets to have on hand if your stairs or walkway has ice. It is also good to REMEMBER that snow removal starts after 2" of accumulation and once the snow has stopped falling.



Electronic Funds Transfer: Did you know there's a way many of you can help the COA, meaning you and your neighbors, save \$1000 a year? If you send a check or have your bank send a check for your dues, the COA 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!!



Need a vehicle gate remote opener or a pedestrian gate key? Thanks to your esteemed Board of Directors and their willingness to serve you and your Community, the Board has made the remote purchasing process easier and more convenient for you. Scott Gadd from has volunteered to be the onsite liaison for remote opener purchases and pedestrian gate keys! Please give your contact info to our front desk support. They will pass on the info to Scott and he will be in touch with you at his earliest convenience!

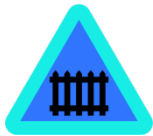
Remotes are \$35.00 each.

Pedestrian Keys are \$5.00 each.

To purchase a remote opener or key please contact the Z&R Office at:

Phone- (719) 594-0506

Email- Office@ZandRmgmt.com



A Quick Gate Tutorial: To enter your pin 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 those 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.

[Meet and join your Neighbors on Nextdoor](#)

Nextdoor is the private social network for you, your neighbors and your community. It's the easiest way for you and your neighbors to talk online and make all of your lives better in the real world. And it's free.

Thousands of neighborhoods are already using Nextdoor to build happier, safer places to call home.

People are using Nextdoor to:

- Quickly get the word out about a break-in
- Organize a Neighborhood Watch Group
- Track down a trustworthy babysitter
- Find out who does the best paint job in town
- Ask for help keeping an eye out for a lost dog
- Find a new home for an outgrown bike
- Finally call that nice man down the street by his first name

Nextdoor's mission is to provide a trusted platform where neighbors work together to build stronger, safer, happier communities, all over the world.

Text courtesy of: https://nextdoor.com/about_us/

Check it out and Sign up Today



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.



Parking Rules & Regulations to Remember

Parking/Vehicles:

- Each unit is given an assigned carport parking space.
- Open spaces are on a first come, first served basis.
- An unoccupied unit, one that is not being lived in, or one where the owner does not own a car does NOT mean that that parking space is available without the owner's written permission.
- No mechanical work whatsoever may be performed on vehicles on Community grounds.
- All fire lanes, including between garages, are NO PARKING areas. All curbed areas are NO PARKING areas. Any vehicles parked in these areas will be towed.
- Any vehicle deemed "junk" (inoperable or unlicensed) will be towed at the owner's expense.
- 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.
- Residents are responsible for making sure their guests know the parking regulations.
- The speed limit is 15 mph in the community.



Don't get towed!

Please observe and follow all of the associations parking guidelines. If the unfortunate happens and your vehicle is towed the Association is contracted with:

Immediate Recovery Towing

And they can be reached at: **(719) 510-9824**