



Holiday & Safety Reminders!



Dear Strawberry Fields Homeowners and Residents,

We have been made aware of several vehicle and garage break-ins as well as theft of personal items throughout the community. We are very sorry to hear such upsetting news throughout the holiday season. It goes without mentioning, but no security system or gate is fail proof. Yes you may be a “gated community,” but try to think of it this way... Strawberry Fields is a LIMITED ACCESS community. We can do our part by ensuring the gates are properly working. We have already issued the work order. If a criminal wants inside of the property they will find a way to do it! An old saying comes to mind and is true “Locks on doors only keeps the honest people honest”.

Be aware of your surroundings at all times and do your best to secure your belongings from offending invaders! We understand that the holidays are a busy time of year, but this is the time when people are more unaware about what is going on around them until they are victims.



If you witness suspicious activity in the area or if you suspect illegal activity please file a report right away with the Colorado Spring Police Dept. The NON-EMERGENCY number is: 719.444.7000. If your vehicle or garage was broken into and/or personal items stolen from the property please be sure to report these items to the police department immediately! Yes it will take some time out of your day but better for the authorities to do an investigation then to wait and see a neighbor fall victim to the next crime.

After you have filed your report with legal authorities please also contact the Z&R Office in writing via email or USPS. We will always continue to document each case and ensure the community is on high alert when evil is a foot!



Here are Car Safety reminders:

- ✓ We have been tipped off the people are going around with flashlights to look into cars.
- ✓ If you observe the above and you feel comfortable doing so or if something doesn't seem right, say something. By just saying, “Excuse me, may I help you?” will scare off potential issues. Knowing someone is watching will help a lot.
- ✓ Valuables don't belong in your vehicle- Gifts, toys, electronics, keys, loose change, briefcases
- ✓ Park intelligently- If you are not parking in a carport or garage try to find a spot that is well lit
- ✓ Secure your vehicle- Keep doors locked, ensure windows are rolled up and secure, if you must store any item in your car ensure it is well hidden in the trunk. Set an alarm if your vehicle has one.
- ✓ Don't leave your car running and unattended- with cold snaps it is easy to say I will start the car let it warm up and do a few thing back inside



Holiday Decorations

Holiday decorations are welcome and encouraged, **but 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.



Condo Safety Tips!

- Lights, lights, lights. Please leave your lights on all night! This costs you pennies for the peace of mind it provides.
- Lock all doors and windows when leaving.
- If you live on a ground level unit be sure you lock all your doors and windows before bedtime. Kitchen windows are large enough for a small statured person to fit through. This would be very scary if you were sleeping and someone came in through the window.



Winter Safety... Let it Snow, Let it Snow, Let it Snow!

- ❖ Please wear proper footwear, like boots, as ice can be hard to see
- ❖ Use the orange buckets to get sand for your own stairs and sidewalk for when it snows less than 2 inches. The sand can also be used to put behind car tires when there's ice.
- ❖ DO NOT leave your car running to heat up. Cars have been stolen when left "for just a few minutes".
- ❖ 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!!!

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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