

GLENBOROUGH HOA

Summer 2008



NEXT BOARD MEETING - TBD

Board of Directors

President - Hazel Sear

Vice President - Mike Ressel

Treasurer - Vacant

Secretary - Rae McAdam

Member at Large - Kate Allen

Property Management

LCM Property Management

1776 S. Jackson Street

Suite 530

Denver CO 80210

MANAGER

Virginia Bray

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vbray@lcmpm.com

Annual Budget Meeting

The budget for 2009 was approved at a meeting on November 5, 2008. The assessments will remain the same as the current year at \$235 per month. Please be aware that this budget will NOT cover our increased costs that we are experiencing, and there will be maintenance that will be deferred.

COMMUNICATIONS

The Board has approved using electronic means, either email or a web site, as the primary method of distributing information to our homeowners and tenants. Many thanks to all of you who have elected to receive your information electronically. You are making a difference in our budget. If you have not yet signed up for email, please send a request to glenborough_hoa@yahoo.com and add this to your contacts.

For those of you who do not have access to the internet, you must provide a written request for information to be provided in hardcopy paper. We will strive to distribute information in a cost efficient way, and may use mail or hand deliver information to your door. Please leave the magnets in place for deliveries.

Fall Reminders

Summer is almost gone and winter will be here before we know it. This is the time of the year to close your vents to your crawl space. They are located on the outside of the building about six

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inches off the ground. The A units have more than one!

If you are a B unit resident, please remove any mats or rugs from your front porch for the winter. Because we have ice problems for your units, we need to have the landing and steps as clear as possible to effectively remove snow and ice. Any mats or rugs that obstruct the removal of snow and ice will be removed when it is brought to the attention of the board.

Also, if you are a B unit resident, please check above your front door when we do have snow. If you notice the heat tapes are not working, please call Virginia immediately! We can mitigate the damages, both exterior and interior if we address the problem right away. We also save money if we catch the problem earlier rather than later.

Remember to remove your hoses from the outside faucets. If you leave your hose out and the faucet breaks from freezing, you will be held responsible for the cost of the repairs.

Consider having your furnace serviced at this time of the year also.

Position on the Board

We are looking for a volunteer to join us on the board of directors. Our Treasurer recently resigned, and the position needs to be filled. This term will expire in 2011.

Please think about joining the four other homeowners who serve on the board. It is very important that we have diversity in the board to fully represent all 54 of the owners.

Landscaping

Sadly, the company that we used to plant many of our flowers did not honor their guarantee to replace the dead plants. We learned this only after learning that they have gone out of business. We replaced some of the plants this fall, using volunteers to complete the planting.

Remember that if you want to do your own plantings, you need to submit a landscaping request. A Landscaping Committee has been formed to address those requests. Terry, Karyn and Pat have graciously volunteered their time for that committee. We do welcome and encourage homeowners and tenants who want to add some flowers and trees to the property.

RULES REMINDERS

The same tired reminders about the rules!

Pets

Did you know that the City of Denver requires all pets to be leashed? Did you also know that the City of Denver requires all owners to immediately pick up after your pets? Did you know that the "dog catcher" was recently seen in the neighborhood? Please be a good neighbor and make sure your pet is

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leashed at all times and that you are promptly picking up after him or her.

Parking

Have you considered that when you or your guests park right in front of the sidewalk, that access is blocked to all of the units in your building? The worst case scenario is a medical emergency, and the EMT's can't get to a unit because someone blocked the sidewalk. Please be considerate of your neighbors.

TRASH PICK UP

Have you ever considered that where you place your trash matters? During the summer, if you place your trash on the lawn, you most likely are blocking the watering of the lawn. Yep, it runs in the early morning hours on Wednesdays. During the winter, if you place it on the concrete, you may be blocking snow removal.

Our normal trash day is Wednesday. Please put your trash out after 5PM on Tuesday to prevent the trash from being scattered around.

We are now into the months when our landscapers do not pick up any trash, and also this is the windiest time of the year. Please help maintain our property – secure your garbage by tying your bags shut. If you see garbage on the property, please pick it up and dispose of it.

MAINTENANCE PROJECTS

Balcony Repairs

The balcony repairs for this year are almost completed. Each and every balcony has been inspected and necessary repairs have been made.

Sadly, balcony repairs (and costs) will continue over the next few years, as more dry rot is discovered. Beams that were not yet replaced are still subject to dry rot and will be inspected annually.

You can help control future costs – please remember to remove the snow from your balcony during the winter.

Porch Repairs

A vendor has been selected for the porch repairs. The porches in front of 2A, 13C, and 16C will be repaired. We have been able to delay the start of the work, so watering of the landscaping has not been impacted.

Painting

Touch up painting is underway and is expected to continue into the fall. We are also replacing trim that has dry rot at this time.

Painting is our second largest expense to the association, the roof replacement being the most expensive. The cost to each and every homeowner to completely paint each building will be in the neighborhood of \$2500 to \$3000 (2008 dollars). This money will have to be in our reserve budget before we can

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proceed. At this time, we do not have the necessary funds for that kind of expenditure.

Add Delinquencies Policy

Add Insurance Information