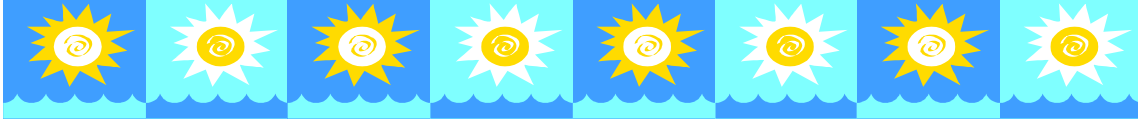


GLENBOROUGH HOA

Summer 2009



NEXT BOARD MEETING - Tentative Date is Tuesday, September 15th.

Board of Directors

President - Rae McAdam

Vice President - Toni Farquhar

Treasurer - Kate Allen

Secretary - Vacant

Member at Large - Vacant

Property Management

LCM Property Management

1776 S. Jackson Street

Suite 530

Denver CO 80210

MANAGER

Kyle Berzina

303.221.1117, ext 113

303.962.9393 - FAX

kberzina@lcmpm.com

NEW PROPERTY MANAGER

Meet Kyle

Your new Association Manager for Glenborough is Kyle Berzina. Prior to joining the LCM team, Kyle spent ten years in the HOA industry in Colorado and North Carolina working with several large scale Community Associations. He also served as a Community Development and HOA consultant with nationwide builders, KB Home and D.R. Horton. Kyle recently added the industry designation of Certified Manager of Community Association (CMCA) and Association Management Specialists (AMS) and is currently working towards his Professional Community Association Manager (PCAM) credential. Kyle is married with three daughters, 14, 9 and 6 and lives in Arvada. If you have any Association related questions, please contact him at (303) 221-1117, extension 113 or via email at kberzina@lcmpm.com.

SAVE THE DATE

Summer Social

Save the date: Sunday, August 16th. Plan on meeting your neighbors in the open grassy area near the mailboxes at around 7PM for some ice cream and conversation. Take this opportunity to get to know your neighbors a bit better.

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LANDSCAPING

Did you notice how lush our landscaping was before the hailstorm? With the unprecedented amount of rain this spring and summer, our plants have had a growth surge that we have not seen for many dry years. When the board, management, and landscaping company did a summer walk thru of the property, it was noted that some bushes had grown as much as 12 inches – and that was at the first of July! This fall, a number of bushes and plants will be identified and SEVERLY cut back. Don't panic – these will all be plants that will regenerate next spring.

HAIL STORM

The property manager and the board have been in contact with the insurance company regarding the recent hailstorm. We have extensive damage and the board is working diligently to have repairs completed to prevent additional damages. The insurance company is being very reasonable and generous about the work required.

- Our roofs will be replaced. This will require that the current shingles be removed prior to adding the new roof. In addition, some of the gutters will require repair and/or replacement. The summer is more than half gone, and it is important to get this done before winter sets in.
- Our paint, especially the white trim, will require repainting, and there is wood that will need to be repaired. One of the first steps will include **power washing the buildings** to expose all of the damage. You will be notified when your building is scheduled; as you will need to have all of your doors and windows closed during power washing.
- The board is exploring options with the insurance company and the contractors to mitigate future damages. This includes placing an engineered wood product, such as TREX, on the tops of balconies and porch rails. This is a project that the board has explored for many years and has not been able to complete due to the expense. We have an opportunity to offset the cost of the TREX as part of the insurance payout.
- Another area that continuously receives damage is the white insert 'picture frames' on the outside of the balconies. We have spent a significant amount of time and money maintaining these in past years. The board is exploring options that will allow us to remove the existing 'picture frames' and still maintain an esthetic appearance.

Please be patient with the noise levels and activity as the repairs are made.

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MAINTENANCE PROJECTS

Balcony Repairs

The balcony repairs for the 2009 are complete. 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 standing water from your balcony. If you have flowers, please place them on clay ‘feet’ to elevate them from the deck. Most garden centers sell the clay feet.

WATER

We are providing information on the cost of water to increase awareness and to encourage all owners to do what they can to manage their usage of water. Our water bills are paid for by the monthly assessments. Last year Denver raised the cost of water by approximately 7.2% and this increase was absorbed in the operating budget by cutting services in other areas. The Board felt that this was a prudent approach based on the state of the economy last year, and monthly fees were not adjusted to cover the increased cost.

We are asking for everyone’s help to keep our water costs as low as possible. A brief list of “Water Saving Factoids and Tips” is provided below.

Please let us know if you have any questions or ideas to share.

Water Saving Factoids and Tips

- Fix a leaky faucet and save 140 gallons a week.
- Fix a leaky toilet and save up to 1,000 gallons a month.
- Install a water-efficient showerhead and save 750 gallons a month.
- Run your washing machine and dishwasher only when they are full and you could save 1000 gallons a month.
- Turn off the water while you brush your teeth and save 4 gallons a minute; or 50 gallons per week per person.
- Choose new water-saving when buying new appliances, like washing machines that save up to 20 gallons per load.

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We will be publishing the water costs, by building, each newsletter with a brief summary, so that you can track the water costs for your specific building.

Water Billings

January 12, 2009 – May 11, 2009

Building	01/12/09 - 03/12/09		03/12/09 - 05/11/09	
	Water	Waste	Water	Waste
1	\$68.02	\$56.55	\$65.85	\$56.55
2	\$68.02	\$56.55	\$76.70	\$56.55
3	\$59.34	\$48.75	\$72.36	\$48.75
4	\$24.62	\$32.04	\$28.96	\$32.04
5	\$28.96	\$32.04	\$28.96	\$32.04
6	\$39.81	\$32.04	\$50.66	\$32.04
7	\$22.45	\$32.04	\$140.84	\$32.04
8	\$26.79	\$32.04	\$82.70	\$32.04
9	\$31.13	\$32.04	\$33.30	\$32.04
10	\$61.51	\$50.70	\$63.68	\$50.70
11	\$55.00	\$44.85	\$52.83	\$44.85
12	\$37.64	\$32.04	\$31.13	\$32.04
13	\$33.30	\$32.04	\$31.13	\$32.04
14	\$65.85	\$54.60	\$65.85	\$54.60
15	\$57.17	\$46.80	\$57.17	\$46.80
16	\$33.30	\$32.04	\$67.51	\$32.04
17	\$57.17	\$46.80	\$57.17	\$46.80
18	\$52.83	\$42.90	\$218.00	\$42.90
Total Average Water Cost* (*Based on 18 Bldgs)	\$822.91	\$736.86	\$1,224.80	\$736.86
	\$45.72	\$40.94	\$68.04	\$40.94

Irrigation
Leak that has been fixed

Irrigation

Summary

- The total cost for water year to date for our community is: \$2,047.71
- The average water bill from the billing period January 12th to March 11th is: \$45.72
- The average water bill from the billing period March 12th to May 11th is: \$68.04
- The estimated increase due to irrigation between the two periods is: 50%
- The buildings seeing an increase due to irrigation are: 7 & 18
- Several buildings have seen an increase in usage between the 2 billing periods, yet are not supporting the irrigation system.
- Other buildings tend to consistently run higher than average usage.