

# Delmonico HOA

Please Visit Us at: [www.delmonicohoa.com](http://www.delmonicohoa.com)

JUNE 2011

## 2011 Spring Newsletter

### Board of Directors:



The Board consists of homeowners who volunteer their time to serve our community. For those of you who do not know us

we are:

**Michelle Cadwalader (President )**  
**Iona Lee (Secretary)**  
**Priscilla Brickell (Treasurer)**

The Board makes the financial and contractual decisions for the Association. If you wish to speak with a member, please contact the Property Manager.

Board meetings are normally held monthly at 6PM on the 4th Tuesday of the month. However, due to schedules and other factors, the meeting may be canceled. Please contact Z & R to verify the date/time/location or to be placed on the agenda.



**WELCOME TO OUR  
NEW OWNERS  
& RESIDENTS!**

### Automatic Dues Withdrawal:

You can have your Dues withdrawn electronically each month, there is no fee for this service. Please contact Linda or Audra at Z & R, 594-0506.

### Lawn Care Company:

Terranomics Landscape Management will continue in 2011 to provide for our grass mowing, trimming, edging, aeration, fertilization, weed control, fall and spring cleanups and any sprinkler repairs. If you need to report any problems with the landscaping, grass or sprinkler problems, please call Z & R at 594-0506.

### Tree Care:

The trees will be taken care of by Mountain High Tree Service. They are a certified Arborist company who will be performing pruning, chemical treatments and any removals of dead trees.

### 2011 Community Barbecue Event:

Last year was the third event for the community to host a “meet your neighbors” event with catered food. The event was a great success and we hope to have it again this year. **NOTE:** However, this event was organized and coordinated by an owner who is no longer available to perform this task. **We are looking for volunteers to head up this event.**

If you are interested, please contact Derek. If we find a coordinator, the tentative date is: **Saturday ~ July 30, 2011** from 11:00 AM– 1:00 PM.

**It's NEW!** During the week of June 13th to the 17th, 2011—the HOA will place a roll-off dumpster on the east side of the community for you to dispose of any large or other items that will not fit into the dumpsters.



**Z & R  
Property  
Management:**

As our property managers, Z & R implements all of the Board's decisions. Any Association questions can be forwarded to Z & R at 594-0506.

Any homeowner who has a problem, comment or suggestion is asked to submit a letter to Z & R for proper follow-up and Board review.

The address for correspondence is 6015 Lehman Dr. #205, Colorado Springs, CO 80918.

Emails can be sent to **Derek@Zandrmgmt.com**

The emergency pager for non-business hours and weekends is 594-0506.



## Other Items of Interest

### Architectural Control Committee / Review:

If you plan on making any exterior change to your home, your plans must be submitted to Z & R for review. This includes changing any original or other structural item (patio decks, stoops, central air conditioning, screen or security doors, replacement windows, doors, etc.). **Other items that require approval are satellite dishes, internet broadband, MDS, etc. type dishes - their mounting location is very important and must be reviewed.**

NOTE: If an item is installed without approval, the owner will be subject to removal of the item and fines - pending an after the fact submittal and review process. If you are unsure about an item, please ask first.

**COMMUNITY Yearly Garage Sale:** We have tried to have a yearly event so owners and residents can try to sell some of your personal items and then dispose of any unwanted items. This year's sale is set for:

**Saturday August 6, 2011 / From 8AM to 3 PM**

The HOA will place a roll-off dumpster on site the week after the sale to dispose of any unsold items or you may leave items out if they are to be picked up for donation. Please ensure they are labeled for pick up.

### **Rental Properties:**

If you rent your property you **MUST** provide Z & R with a copy of the lease with the HOA Addendum's as part of the Lease ~ see the RULES and the tenant name and phone number for Association use.

Our website is ~

**Delmonicohoa.com**

**We have added a Classifieds section, please submit your AD to Z & R.**

**Email: Derek@Zandrmgmt.com**

If you wish to receive notifications of events and other HOA business via email, please send a request and your name will be added.

**Good Neighbors – Good Friends:** Please keep in mind that other residents living around your home have the same right to privacy and a quiet environment that you wish to enjoy. Loud vehicles, late night activities, dogs barking and loud music/stereos can be easily reduced if everyone in the community makes an effort to show common courtesy. It is also advisable to know your neighbors in the event an emergency should occur, or there are unfamiliar individuals in the area. Please be vigilant in your neighborhood and report any suspicious activity to the Police.

**Extra Parking Space?** We have been asked if anyone has an extra assigned parking spaces. Some families have more than two (2) vehicles and can only park two (2) within the confines of the community - guest parking spaces cannot be used for third or fourth vehicles. If you have an extra space you might like to rent—please notify Z & R as an add can be placed on the website.

# Rules & Regulations Pages

Please take a moment to review some of the more common violations or Rules that owners & residents may not be familiar with.

**IMPORTANT:** Bicycles are not permitted to be stored on your porch/patio/deck, sidewalks, or in/on any common areas. Bicycles must be stored inside the unit or you have the option of using the bicycle storage area. The storage area requires a special “access code” to gain entry and all bicycles MUST have an Association ID sticker attached to the unit. For access codes/ID stickers and a Use Agreement form, contact Z & R.



### Rules:

The Homeowners Association (HOA) provides a storage area located on the Common Area which is enclosed underneath a carport on Colony Circle. Efforts have been made to restrict the access to this area for only authorized individuals who have an access code and who are storing a bicycle(s) inside. Please note this area is not theft or vandal proof. Use of this facility is at your own risk. The Association disclaims any liability for theft or damage of personal property.

Persons wishing to use the storage facility must submit a signed Storage Agreement Form prior to use.

A bicycle is defined as a vehicle consisting of a light frame mounted on two wire-spoked wheels one behind the other and having a seat, handlebars for steering, brakes, and two pedals by which it is driven.

Strollers, scooters, mopeds, non-motorized scooters and other such devices are not permitted to be stored in this area.

The HOA will provide the user with an identification (ID) sticker(s) that will be affixed to each bicycle in an area easily visible, such as the frame, handlebars or seat post. The sticker will include a unique number for each Owner/Resident of Delmonico. There is no charge for stickers. All bicycles stored in the enclosure MUST have an Association issued ID sticker.

**Each user will be issued a unique Access Code for the gate lock. Please contact the Property Manager for this code.**

Adult bicycles are to be hung from the appropriate rack hanger. Child’s bicycles are to be locked to the ground mounted bike racks.

Persons using the storage area understand that all bicycle(s) will be kept in an operable serviceable condition at all times and bicycles must have an ID sticker in place or the bicycle will be subject to removal without notice.

ONLY a bicycle may be stored in this area. No personal items, bicycle accessories or other items may be kept with the bicycle or in the enclosure. (No helmets, packs, gloves, clothing, etc.)

Any persons using this storage area understand and agree that the Association may remove a bicycle from the storage area if it is determined that the bicycle is abandoned, in disrepair or if any bicycle does not have a visible and serviceable HOA ID sticker. Any personal property stored in the bicycle storage area in contravention of these Rules may be subject to removal at any time.

The user is solely responsible for the security of their bicycle(s). The HOA assumes no responsibility for any loss or damage to any bicycle or any portion of any personal property of any resident stored in the bicycle storage area.

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# Rules & Regulations

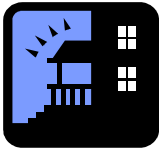
**Trash & Recycling:** is provided by U.S. Waste Connections. Trash pickup is Monday, Thursday and Friday and the **Recycling** containers are picked up weekly.



Ensure all trash is placed in the dumpster by 7:00 a.m. on the days of pickup. All trash is to be placed in sealed bags. **If you have special pick-up items** (moving in or out, furniture) please call Z & R to possibly arrange for pickup of that item as the owner/resident will have to pay a fee, or if you have large appliances or donations to be picked up, please label the object indicating who will remove it. No construction, landscaping or remodeling debris or Rental “turn-over” trash is permitted to be placed in the dumpsters. Hazardous materials are not to be left in the dumpster or enclosure areas.



As a reminder, the new roll-off container on the back of the enclosures is for **RECYCLING ONLY**. We are still getting reports of contaminated items being placed in that roll-off. These items are NOT recyclable: plastic bags, plastic tops, shredded paper, hard-back books, scrap metal, needles or syringes, frozen food containers, mirrors, any ceramics or Pyrex, window glass, light bulbs, paper towels, tissues, napkins, waxed paper or waxed cardboard, Styrofoam or any hazardous or bio-hazardous items. Please flatten all cardboard and empty/rinse all containers.



**Front Porches:** the only items permitted to be placed or installed are one (1) sitting bench or one (1) to two (2) patio chairs, a small metal or plastic accent table, and one (1) dairy box (depending on size of porch), flowerpots, and bird feeders as long as they are not attached to the stucco or siding surfaces and are kept in a clean and attractive manner. All flowerpots must be placed on the front stoop or adjacent to the front entry; none are allowed on the steps for safety. Bird feeders must be located above a hard surface to prevent weeds and to aid in cleanup to prevent attracting rodents. All patio furniture must be specifically designed for outdoor use.



## Back Patios / Decks:

Only one (1) propane or electric barbecue grill is permitted per unit. All other forms of cooking apparatus, charcoal grills, smokers, etc., are strictly prohibited. Anything that could pose a hazard or attract insects is strictly prohibited. Bird feeders must be located above a hard surface to prevent weeds and to aid in cleanup to prevent attracting rodents.

The only other items permitted are one (1) sitting bench or one (1) table with up to four (4) chairs or one (1) to two (2) patio chairs in serviceable condition (depending on size of patio/deck), flowerpots, bird feeders as long as they are not attached to the stucco or siding surfaces and are kept in a clean and attractive manner, one (1) storage container, suitable for outside use, no larger than 60 inches wide by 24 inches deep by 24 inches high (60"W x 24"D x 24"H), sitting on the concrete or within the confines of the deck only, that is used to store toys, furniture pads, etc. The container should be neutral in color and must be secured shut with a lock. All patio furniture must be specifically designed for outdoor use.

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**REAR PATIO & DECK REPAIRS:**

If you recall, last fall the Board of Directors had the community inspected to determine the condition of all rear patios ... which included fences, concrete pad and steps, wooden railings and decks, etc. There were 86 homes identified as requiring some level of repair from simple staining of steps or securing handrails to full deck replacements.

The responsibility to repair, maintain, and replace any rear patio, fence, or deck that of the individual owner. Please reference the Covenants, Article VIII, Maintenance Responsibility, Section 8.1. As it was noted, the poor condition of many of the decks is concerning due to the safety, liability and aesthetic concerns. The Board of Directors asked that each Owner inspect your rear patio area and make any needed repairs. If you have completed work on your patio - please notify Derek so he can update the database for repairs.

**If you need stain, let Derek know how much it can be dropped off at your home for free.** As a reminder, all owners have a deadline of July 15, 2011 to have their repairs completed.

As a reminder, any owner's who fail to perform the necessary repairs will be subject to having the Association complete the repairs and passing those fees onto the owner's account. Please reference the Covenants, Section 6.7 Maintenance of Individual Lots.



**Master Insurance Policy:**  
The carrier is CB Insurance. Their office contact number is 719-634-8807. Any questions on what coverage you should have as an owner or non-resident owner (rental home), please call CB. If you have questions about filing a claim, call Z&R.

**2011 Reserve Community Projects:**

The Board of Directors compiles a list of possible projects at the beginning of each year, for projects that would be paid for from Reserves ; it's called the Top 10 List. This is a very useful tool for the Board to keep track of projects, estimate costs, track timelines, prioritize tasks and help make the final determination for which projects will be approved and scheduled each year.

For 2011, there are two (2) projects which have been approved:

- Finish the concrete street drain around Colony Circle, estimated to cost \$30k to \$40k;
- Replace four (4) of the garage doors and install new openers and keypads ~ to prepare the units for rent.

As usual, there are other maintenance projects to be done and landscaping improvements, but those are funded from the Operating Budget.

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**Parking:** “Vehicles must be parked in the carport or designated parking area. Each Lot is assigned two (2) parking spaces. All Lots are issued one (1) covered space under a carport and one (1) open space (except Units 6106, 6056, 131, 222 and 6343 that have both spaces covered). If an owner has two (2) regularly operated vehicles [driven daily or weekly] in the carport or designated area and owns a third regularly operated and registered vehicle, the third vehicle must be parked off site. All vehicles must be parked in a designated space and not have any portions of the vehicle protruded beyond the parking space boundary (depth and width of existing parking lines and no portion can extend into the sidewalk area or into the street). No vehicle of any type shall be parked in the complex for the purpose of accomplishing repairs or reconstruction thereto except for emergency repairs and then only to enable the movement of the vehicle. Any vehicle parked in a fire lane, in a designated no parking area, blocking a carport, in violation of the CC&R’s and Rules and Regulations, or constituting a threat to the safety of the community may be immediately towed as provided by law, without further notice. Vehicle owners assume the risk and shall be liable for all fines, towing, and attorneys fees incurred in any violation without liability to the Association. The parking of a motorcycle, scooter, moped, ATV or other licensed or unlicensed vehicle in addition to a car in a carport space is prohibited.

Parking spaces marked “guest” are for the exclusive use of short-term guests and are not to be used by owners/residents. Guests staying for periods of more than 7 days must contact the Property Manager. No owner shall use the street, the carport, driveways, or guest parking areas for storage of a vehicle of any kind.”

**PETS:** “The Association has encountered considerable difficulties with pets, including damage to the Common Area, defecation, barking and noise, dogs running loose on the Common Areas, and risk of injury to children and other persons. These Rules and Regulations are necessary for the health, safety, welfare and comfort of the Association. The Board has adopted the following rules and regulations:

- No pet shall be permitted to run loose anywhere in the community;
- When outside, all pet(s) must be on a physical leash and be in control by the owner or responsible person; no pet shall be left outside unattended for any reason;
- No pet shall be chained or tethered outside any Dwelling Unit unless the owner is present;
- If a pet is tethered while an owner is outside on a patio or deck, the tether should be removed when the pet is taken inside; no pet shall be permitted to defecate on the walks, driveways, landscape areas, or elsewhere about the buildings and grounds without it being cleaned up immediately.
- No pet shall be allowed to damage the grass, trees, shrubs, or any other portion of the Common Area. Owners failing to clean up after their pet and dispose of the feces in the dumpster immediately may be fined on the first offense. If such offense occurs a second time, the owner will be compelled to remove the pet from the community.
- No pet shall be permitted to bark, howl, whine, or otherwise create any obnoxious sound, odor, or disturbance; no pet(s) shall be kept for the purpose of breeding, boarding, or any other commercial purposes.

Each owner is limited to a total of two (2) pets, for example two (2) cats or two (2) dogs or one (1) cat and one (1) dog. The Association may require registration of dogs and cats, as well as a pet security deposit if deemed necessary. All pets must be vaccinated and licensed or tagged according to current city ordinance.