

CVC&A

APRIL 2014

Please Visit Us at: www.camelbackvillagecondos.com

Spring Newsletter

The Board of Directors: The Board consists of five (5) homeowners who volunteer their time to serve the community. They have the task of deciding the financial and contractual matters of the Association as well as reviewing homeowner letters, requests, correspondence and complaints. For those of you who do not know them, the Board members are:



Velma Kreiger (President)
Al Paton (Vice President)
Eileen Hurd (Secretary)
Richard Hoge (Treasurer)
Peggy Fleming (Director at Large)

For 2014, the Board meeting schedule is April 1, June 3, July 1 and October 7. Meetings will be held at Bldg. 2959 in the meeting room at 6 PM.

Rental Properties: If you rent your property **YOU MUST** provide Z & R with the tenant name and phone number and the HOA Lease Addendum - see the Rules; the information will only be used for the Gate software and HOA use.



Resident Directory: If you change your phone number or have new tenants move in, please notify Z & R so the HOA Owner Directory can be updated.

Interior maintenance: If you have a question about a concern inside your home or you are unsure how to handle an emergency or unique situation, please call Z & R for help.

Insurance: If you think you may have an insured loss relating to your home, please contact Z & R. There is a deductible per claim which may be assessed to the Unit owner. All owner's are responsible for securing insurance for personal property, loss of use, loss assessment, the HOA deductible and personal liability. This type of policy is often called a HO-6 Policy. For more information, call Z&R.



**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 719-594-0506.

Other Items of Interest

Utility “Gas & Water” Savings: We would like to thank everyone for your continued efforts in reducing your individual gas and water use. Please remember that ALL gas & water use is paid by the dues. Please take shorter showers and don't leave the water running - we have to keep conservation in our minds all of the time. All owners are asked to install programmable thermostats, check for leaking fixtures and toilet internals, replace leaking windows and doors, etc. For more information, please visit: www.csu.org.



Trash: Pickup is Tuesday. Ensure all trash is placed inside your provided rear yard container in sealed bag(s). If you have problems with trash removal, contact Mr. Ramos and Z&R.

If you have special items for pick up (furniture, appliances, etc.) please contact Z&R and they will arrange for pick up and payment.

- Excess trash and pet waste must be placed in the toters at the rear of Building 2959.

Did you know?

- The Association pays for a once per year furnace inspection and filter replacement; using a medium grade filter. You may replace the filter more frequently during the summer or winter months at your own expense.
- If you have a wood burning fireplace, it must be inspected yearly and cleaned if necessary. This is a requirement of the Association's insurance carrier.
- If you are performing any work at your home which may impact other homes, please notify ALL of your neighbors (electrical, plumbing, etc.).

Here are the water shut-off locations:

<u>Unit No.</u>	<u>Location</u>
2963	Behind water heater wall
2969/73	Behind water heater wall
2979	Behind water heater wall
2983	Behind water heater wall
2901	Under “A” behind water heater
2905	Behind water heater wall
2909/2913	Fed from 2905
2917/2921	Under 2921A
2925/2927/2931	Under 2925
2935/2937	Behind water heater wall
2941	Behind water heater wall
2945	Behind water heater wall at “A”
2949/2953	Behind water heater wall – 1-1/2”
2959	Near washer/dryer

Accidental Bldg. Damages!:

If you accidentally dent a wall, scrape the paint, damage the trim at your garage door or bend/damage a gutter, please let us know. Mr. Ramos can help make the repair so only the material cost will be your responsibility ... we need your help in taking pride in our community and keeping things maintained and looking nice.

Updates to the Rules & Regulations

The Board of Directors conducted a review of the current community rules over the winter break and the following changes were approved at the April Board meeting:

Section V. Maintenance

A. Association Responsibility

- Exterior spigots “not in a patio” are the Association’s responsibility. Please note, if an owner/resident leaves a hose attached and it freezes and causes damage, that person will be responsible.

Section V. Maintenance

C. Garage / Storage & Use

- Any vehicle stored inside a garage must be kept in operating condition, have current registration, good tires, no broken glass, etc.

Section VII. General Restrictions

Lease / Rental

- No homes shall be leased for less than six (6) months. Short term, daily and multi-day, hotel type leases and subletting are not allowed. After the completion of a full 6-month lease term the same tenant may extend the lease on a month-to-month basis.

If you have any suggestions for updates, please submit them to Z&R. Thanks.

HOA WEBSITE

If you have any questions about the Association, please visit the website - it has everything you would need all in one easy to use location.

www.camelbackvillagecondos.com

Automatic Dues Withdrawal:

You can have your Dues withdrawn electronically each month and it’s free. Please contact Z&R for more information.

Parking Spaces:

Please pull your vehicle all the way forward until the tires touch the parking block. Not doing so makes it difficult for residents to exit their garages. Be Safe!

Exterior Landscaping / Do-It-Yourself Projects:

If you would like to help maintain or adopt a section of the Common Area around your home, please check with Z & R for help. Whether it be watering plant material, adding new rock/edging, installing new plants, or just restoring/beautifying an area. There may be help with material costs if you can supply the labor. Thanks.

CAMELBACK VILLAGE CONDOMINIUM ASSOCIATION
CONTACT POINT REQUEST FORM

Please fill out this form and mail it back to Z&R. This information WILL NOT be published or released. It is strictly for office and Association use should we need to contact you. Thank You!

OWNERS' NAME: _____ DATE: _____

MAILING ADDRESS: _____

UNIT ADDRESS: _____ Colorado Springs, CO _____

TELEPHONE No. () _____ WORK: () _____

FAX: () _____ E-MAIL: _____

TENANT/RENTER INFO: _____

TELEPHONE No. () _____ WORK: () _____

FAX: () _____ E-MAIL: _____