

# CVCA

MAY 2017

Please visit us at: [www.CamelbackVillageCondos.com](http://www.CamelbackVillageCondos.com)

## Summer Community 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)**  
**Sean O'Brine (Secretary)**  
**Lauren Hawkins (Treasurer)**  
**Barbara Edwards (Director at Large)**

For 2017, the Board meeting schedule is June 6, Aug. 1 and Sept. 5. Meetings will be held at Bldg. 2959 in the meeting room at 6 PM.



**Recycling** containers are picked up once each week. Ensure all recycling is placed in the special totes (there are 4) by 7:00 a.m. on the day of pickup.

**These items are OK (updated):** plastics 1-7 just check the # on the bottom of the container. Steel: any aerosol cans must be empty. Cardboard: flatten out, no wax-lined allowed. Newspaper, office paper, junk mail, magazines. Aluminum foil, brown paper bags, vitamin bottles, glass bottles and jars, plastic milk jugs, yogurt containers.

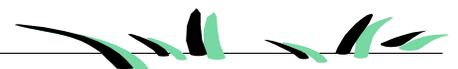
**These items are NOT recyclable (updated):** plastic bags, plastic egg cartons, six pack ring holders, plastic plates, NO styrofoam. No shredded paper.

### **Automatic Dues Withdrawal:**

You can have your Dues withdrawn electronically each month and it's free. Please contact Z&R for more information (719) 594-0506.

### **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.



## Helpful Information



### 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.

### Community Landscaping Improvement / Do-It-Yourself Projects:

If you would like to help maintain, improve or even adopt a section of the Common Area around your home or in another area of the community, please check with Z&R. Let Mr. Patterson know the details of your plans and for what amount of time you are willing to help ... then a plan can be developed. Whether it be watering plant material, adding new rock/edging, installing new plants (Perennials) or shrubs, or just restoring/beautifying an area. There may be help with material costs (limited by the budget) if you can commit to the time and labor. Thanks.



### Trash: Pickup is Tuesday.

Ensure all trash is placed inside your provided rear yard container in sealed bags. If you have excess trash that will not fit in the rear yard container, you must take it to the toters at 2959.

If you have special items for pick up (furniture, appliances, etc.) please contact Z&R to inquire into removal fees and possible pick up. All items must be broken down completely to fit into the existing toters.

- Excess trash and pet waste must be placed in a sealed bag and then in the toters at the rear of Building 2959. Any problems with trash removal, contact Mr. Ramos and Z&R.

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 owners 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.



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.

## Other Items of Interest



### Architectural Control Committee / Review:

If you plan on making any exterior change to your home, you must first submit your request (plan) to the HOA for review and approval before beginning any work. This includes changing any original or other structural item (windows, patio door, entry door, garage divider wall, landscaping in the rear patio area).

**This also applies to making any changes to the Common Areas adjacent to your home. If you wish to install or remove rock, mulch, etc., you must submit a request. The HOA has one type of rock and size that's approved to be used.**

Other items that require approval are satellite dishes, internet broadband 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 possible assessment fines - pending an after the fact submittal and review process.**

If you are unsure about an item, please ask first.

### Rear Patios:

Residents are asked to keep the rear patio areas clean and free of debris, hazardous items, the storage of personal items, bushes and trees that get overgrown, keep firewood stored at least 6" from the siding.



**Please remember - do not dispose of your cigars or cigarette butts in the Common Areas, patios, parking lots, etc.**

**Fire danger is always present - we all need to do our part.**

The **entry gate system** was replaced last year and the new system (Door King) operates a little differently than the old system (Elite).

Your previous (Visitor Code) which was 3 numbers is the same now but it just has a "zero" 0 added at the beginning. So if your Code was 021, it is now 0021. The previous personal PIN code is no longer valid – you will just have a 4 digit number.

1) Let your visitors know your 4 digit number, such as 0001. From the keypad they can just push the pound symbol (#) first then the 4 digit number. That will open the gate WITHOUT calling you.

2) Visitors can also look up your last name in the display, then press the CALL button and that will call you – you simply push the 9 button on your phone and that allows entry.

## Other Items of Interest

### ***CAMELBACK VILLAGE CONDOMINIUM ASSOCIATION***

#### **CONSENT FORM – TO RELEASE PHONE NUMBER(S) AND E-MAIL ADDRESS**

The Board of Directors recently adopted an amendment to an existing HOA Policy where a change in the state law now allows the release of telephone and e-mail addresses to the community – with the owners/residents consent.

The HOA already maintains a resident Directory with names and phone numbers for owners and renters. If you wish for your name to be included in the new directory, please fill out this form and return it to Z&R. You can e-mail, fax or call (594-0506) in the information. This information WILL NOT be sold or released to other agencies. It is strictly for Association use. Thank You!



NAME: \_\_\_\_\_

UNIT ADDRESS: \_\_\_\_\_

Please complete all information that you wish to publish in the Directory:

Home #: \_\_\_\_\_ Work #: \_\_\_\_\_ Cell #: \_\_\_\_\_

Email 1: \_\_\_\_\_

Email 2: \_\_\_\_\_

Do you wish for your email to be entered in the HOA website e-mail alert system?      Yes      No

Tenant Information:

Home #: \_\_\_\_\_ Work #: \_\_\_\_\_ Cell #: \_\_\_\_\_

Email 1: \_\_\_\_\_

Email 2: \_\_\_\_\_

Signature and Date: \_\_\_\_\_

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