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Please visit us at: www.CamelbackVillageCondos.com

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:



- Lauren Hawkins (President)**
- Sean O’Brine (Vice President)**
- Kurt Schroeder (Secretary)**
- Al Paton (Treasurer)**
- Shaun Dougherty (Director at Large)**

Community Projects for 2020:

The following projects will be completed this year.

- Paint Cycle (last year) for the eastern half of the complex;
- A new trash enclosure will be built at the manual gate area with a new 4-yard container that is “bear resistant.” Recycling totes will still be at 2959.
- TPO Roofs: the last 2 buildings are in progress for building #8 (2917-2921) and #3 (2969-2973) and building #9 (2959) was completed last fall.

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.



Automatic Dues Withdrawal:

You can have your Dues withdrawn electronically each month and it’s free.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

Owner Education



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.



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.

**** Note: the HOA will soon be installing a new fenced enclosure near the manual gate, which will house a new 4-yard container. The trash toters at 2959 will be removed. Recycling toters will be housed in the new enclosure, not behind 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 put in the toters at the rear of Building 2959 (until the new enclosure is built). Any problems with trash removal, contact Z&R.



Please remember - do not dispose of cigars or cigarette butts in the Common Areas, patios, parking lots, etc. Fire danger is always present - we all need to do our part.

Did you know?

- You may replace the furnace filter more frequently during the summer or winter months or use a higher quality filter at your own expense. You can also hire Mr. Ramos to help (Phone 205-3319).
- If you are performing construction/repair work in your home, please notify ALL of your neighbors (especially if the power or water is shut off).



Recycling containers are picked up once each week. Ensure all recycling is placed in the special toters by 7:00 a.m. on Tuesday.

These items are OK: 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 or shredded paper.

Garages / Storage & Use: All garages must be kept sufficiently clear to allow the parking of the proper number of designated vehicles, meaning one (1) car for a single stall garage or two (2) cars if you own two garages. Garages will not be used as a primary storage area, living area or for any other activity that would prohibit the parking of the proper number of vehicles.