

CVCA

APRIL 2021

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. The members are:



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

2020 & 2021 Projects: Here are some of the larger projects that have been completed last year and some for this year:

- Fire Hydrant repair: \$2,562
- Paint Cycle (east side): \$31,285
- Underground electric issues: \$3,355
- Garage Roof repairs: \$3,842
- 2 new garage doors: \$2,240
- New A/C unit: \$3,915
- Repairs from fall furnace check: \$1,061
- New furnaces (7): 29,400

2021 projects so far:

- New vent stack for 6 homes: \$7,220
- Engineering - structural: \$1,590
- Balcony joists/floor: \$3,970
- Sewer mitigation: \$3,275
- Trash enclosure: \$2,442

Special Assessment (Roofing): If you were not able to attend the 2020 Annual Meeting, there was discussion on the Special Assessment of \$1,700 for a new roof at Building 1 (Units 2901, 2905, 2909 and 2913). There were concerns for this project during COVID-19 so the Board rescinded the Assessment.

Update: This project is being considered this year and updated pricing is being sought with plans to impose an assessment on June 1 (price is not yet final) with a payment timeline of June 1 to December 15, 2021. The new roof will be completed as soon as weather allows in 2022. If you have any questions, concerns regarding this proposed assessment, please email Derek by May 16th at Derek@ZandRMgmt.com.

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 and Friday.

** Trash is only collected from behind the homes on Tuesday.



You may place trash in the roll-off or recycling in the toters at any time. Ensure trash is placed inside your rear ground container in sealed bags. If you have excess trash that will not fit in the rear yard container, you must take it to the front roll-off.

** Recycling toters are in the front enclosure. No trash is to be left behind 2959.

If you have special items for pick up (furniture, appliances, etc.) please contact Derek to inquire into removal fees and possible pick up.

Did you know?



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.

- You may replace the furnace filter more frequently during the summer or winter months or use a higher quality filter at your own expense.
- If you are doing construction work in your home, please notify ALL of your neighbors (if power or water is shut off).

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.



Please Keep It Slow - Caution!

Please drive slow while in the community ... adults, family members and pets may exit from a garage or sidewalk without being easily seen. Recreational games and sports, motorized scooters, roller blades, skateboards and street hockey are prohibited.

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.

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.

RECYCLE - YES

- NEWSPAPER (INCLUDING INSERTS)
- FLATTENED CORRUGATED CARDBOARD
- OFFICE PAPER
- MIXED PAPER
- CHIPBOARD (CEREAL & TISSUE BOXES)
- BROWN PAPER BAGS
- STEEL OR TIN CANS
- PLASTIC (#1 - #7)
- GLASS BOTTLES AND JARS
- ALUMINUM CANS
- EMPTY AEROSOL CANS
- LIQUID DETERGENT BOTTLES
- ALUMINUM FOIL
- PIE TINS
- BULK OR JUNK MAIL
- PLASTIC MILK JUGS
- MAGAZINES, CATALOGS AND PHONE BOOKS
- VITAMIN BOTTLES
- YOGURT CONTAINERS
- BUTTER TUBS
- SODA CARRIER BOXES
- PAPER TOWEL AND TOILET PAPER TUBES
- FOOD BOXES (POPCORN AND MICROWAVE)
- PAPER EGG CARTONS



**Plastic Bottles
& Containers**



**Food & Beverage
Cans**



Paper



**Flattened Cardboard
& Paperboard**



**Food & Beverage
Cartons**



**Glass Bottles
& Containers**

RECYCLE - NO

- PLASTIC BAGS OR PLASTIC WRAP
- PLASTIC PLATES OR UTENSILS
- SHREDDED PAPER
- PLASTIC CAPS (SODA, WATER, JUICE)
- PLASTIC EGG CARTONS
- TYVEK (POLYETHYLENE FIBER)
- SIX PACK RING HOLDERS
- OVERNIGHT MAILER FOLDERS
- STYROFOAM

Rule Reminders - Be Neighborly and Courteous:

- With the impacts of the COVID-19 pandemic, everyone’s lives have been changed in some manner. With the Stay at Home and Safer at Home orders, many residents are working from home or are forced to be at home ... other family members are also at home and playing outside.
- Please try and limit any outside noise and respect the quiet hours in the community. There will need to be a little give and take from everyone during this time, please do what you can.

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 htr
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 at “A”
2949/2953	Behind water heater wall
2959	Near washer/dryer

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 and the gate software phone can eb updated.

Utility Conservation “Gas & Water”:

As a reminder, the HOA pays for all individual water and gas use. Please try to conserve and continue your efforts to reduce water usage. Thanks to everyone who installed programmable thermostats, replaced leaking fixtures and older windows and patio doors. For more information and conservation tips visit: www.csu.org

Architectural Review:

If you plan on making any exterior change to your home, your plans must be submitted to Z&R for Association review. This includes changing anything outside your home, such as the patio area, windows, entry door, etc.

NOTE: If an item is installed without approval, the owner could be subject to removal of the item and possible fines - pending an after the fact submittal and review process.

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

HOA Insurance:

The Association’s carrier is now with **Karstens Insurance**, the Agent is John Karsten #719-636-3336.

The Master Insurance Certificate is available on the website.