

Highline Meadows Condo Association

PO Box 1540
Castle Rock, CO 80104

February 25, 2010

~~Robert Farde~~
130 E. Highline Circle Unit ~~303~~
Centennial, CO 80122

RE: Email and Fax of 2/22/10

Dear ~~Robert~~:

Thank you for writing. We address your concerns as follows:

- 1.) Snow Removal and ATV Tracks—It is the policy of the Association that snow removal does not begin until AFTER it has stopped snowing. Also, snow removal does not occur for anything under 2". While we can appreciate your concern for the grass, the ATV has caused minimal, if any, damage on the frozen ground. The ATV has to be driven on the grass, in some cases, to allow the plow to move the snow from one side of the lot to the other cleanly. Should you have a better suggestion for snow removal that is cost effective, please feel free to let us know.
- 2.) The Association's "handyman" as you refer to them are employees of the Association, not that of TMMC. While the decks are unpainted, they do have a sealant on them that is protecting from the elements until such time as they can be painted this Spring. As you may not be aware, the wood that is used to repair the decks comes from the manufacturer with a sealant in it to allow them to weather for a short-time especially for situations like this. In most cases, it is not recommended to paint and/or stain wood for a minimum of six months to allow it to cure properly.
- 3.) You are correct there are large mounds of snow. Large snow piles are not typically removed from the Association as this is not an effective use of the Association funds unless there is an abnormally large amount of snowfall during the season. I think you can agree it has been an exceptionally cold year thus allowing for minimal melting to occur. We agree that it isn't necessarily aesthetically pleasing; however, we have no other choice as we cannot control Mother Nature.
- 4.) You are correct, the street fence did remain down for a couple of days. The ground was frozen and the maintenance personnel were not able to make the repair.

Again, thank you for writing. Please let us know if there is anything else we can do to help you better understand the inner workings of the Association.

Regards,


TMMC PROPERTY MANAGEMENT

Denise Haas, CMCA, AMS
Community Manager

At the Direction of the Highline Meadows Condominium Association
Board of Directors