

Meadow Hills V Newsletter

December 2015

c/o The Management Trust
3091 S. Jamaica Ct. Suite 100
Aurora, CO 80014
303-750-0994
coinfo@managementtrust.com



The Meadow Hills V Budget Ratification and Annual Membership meeting will be held at 6:00 PM on Wednesday, January 13th, 2016. This meeting will take place at the **Mission Viejo Library** located at 15324 East Hampden Circle, Aurora, Colorado 80013.

One seat is open for election this year. Lauren Hauert is a named candidate on the ballot. If you are unable to attend the meeting in person, the TMT office must receive your proxy vote no later than 5:00 pm on Tuesday, January 12th, 2016 in order to be tallied for the meeting.

2015 Projects Completed and 2016 Projects Planned

2015 was a busy year for the board with many projects accomplished to ensure Meadow Hills V remains well kept, aesthetically pleasing and safe for all residents. These efforts helped to increase property values, as indicated by the many sales for significant gains experienced this year.

Alpine Tree and Shrub completed high trimming of all trees on the property. In the past, tree trimming was limited to only the bottom up to 8-12 feet with clearance and safe passage being the primary concern. This year, we worked with Alpine to address health, long-term viability and some cosmetic shaping of trees all the way to the top. This was a substantial expense but it is believed that these efforts will extend the life of many of our most impressive leafy residents.

Eco Cutters worked very hard this year around the community updating the grounds and planting new shrubs, repairing and correcting lighting issues, completing major concrete replacements, removing dead and hazardous trees and replacing many failing steps. Eco Cutters has begun sealing new steps as they are replaced to increase durability and longevity going forward.

Tree health and viability remains under constant review. Professional evaluation continues constantly and removal is only completed if the tree is confirmed to be dead or dying and posing a severe safety risk. Replacements to maintain compliance with MHV's original site plan are anticipated.

Wall 2 Wall completed the 2015 painting phase in early October, finishing the 4th phase of the five year cycle. RFP's for the final phase have been sent out to vendors with the board to review bids for 2016's painting project by spring.

The board has authorized Golden Spike Roofing to install roof anchors in a phased approach aligned with our painting schedule. Five buildings received roof jacks in 2015 and five more will receive them in 2016. These roof anchors add to our community's value by reducing our liability and increasing our safety offerings to our vendors.

Main sewer lines servicing each of the 25 buildings on the property were blown out this year. This maintenance addresses the stretch of sewer drain connecting from an individual building to the city's main feed. This task has been added as an annual service to ensure free and clear operations beyond individual units.

Gutter and downspout cleaning was performed by HPS in early December ensuring proper drainage during winter.

Board Meetings

The Meadow Hills V Board of Directors meet regularly at **6:00 PM** on the **4th Wednesday** of each month at The Management Trust offices at 3091 S. Jamaica Ct., Suite 100- Aurora CO 80014.

Residents and homeowners are invited and encouraged to attend Board meetings to stay apprised of activities in the community.

Important Homeowner Responsibility

Homeowners need to be aware of their responsibility to complete routine maintenance on an annual basis. Failure to comply may result in costly individual liabilities if found to be the cause of damage to other units, buildings or surrounding grounds. Make a little effort now to avoid a huge problem later.

Dryer Vents

Residents are encouraged to have their dryer vents professionally cleaned each year. Dryer vents are a fire hazard to the community if not regularly maintained.

Cleaning your dryer vent regularly will:

- Increase the efficiency of your dryer
- Reduce energy costs
- Reduce fire danger



Please feel free to contact the following vendor to learn about their exclusive rates for our community:

Dryer Vent Wizard 720-684-4700

Drain Cleaning

Meadow Hills V also recommends each owner annually service all drains associated with their individual unit. Prevent costly and messy sewer backups, to you or your neighbor, by paying close attention to the flow of your drains, especially those in a utility closet you may not use often.

You may think that you can fix clogged pipes yourself, but frequently using chemicals from the store can damage your drains. Attempting to take apart pipes and plumbing fixtures to reach a clog can also cause significant damage to your pipes, resulting in expensive property damage.



Please feel free to contact **Quality First Plumbing** to learn about their services and pricing.
Office: 303-916-6226

Routine Maintenance

As our community continues to age, the board highly recommends homeowners and residents conduct routine inspections and regular maintenance on their unit, fixtures and appliances. The community is beginning to see more and more water intrusion incidents caused by leaky toilets, failed water lines to ice makers, backed up drains and other individually liable scenarios. Use caution when renovating and upgrading as your neighbor has as much interest in your success as do you. Keep in mind you may be paying for more repair than you anticipated if you aren't careful. Any damage to a unit found to be the result of a leak from another unit is subject to the leaking unit covering all expenses and repairing all damages incurred in any affected unit.

Large Item Trash Pick-Up

Large items left at community trash enclosures are costly to the community. **Pick-up of oversized items is not free!** The board has negotiated special pricing to ease the burden of disposal however, this pricing is intended for individual use. Dumping large items without making arrangements for pickup results in diminishing our property's overall appearance, value and adds to the expense of our dues.

Please contact Veritas Waste, Inc. to schedule for your special large item pick-ups. This includes couches, desks, furniture and anything that does not fit inside the bin. The cost for removal is \$15.00 per item.

Veritas Waste, Inc.
PO Box 3388 #206
Evergreen, Colorado 80437
303-670-2236



shutterstock · 194325995

If you are absolutely unwilling to pay for pickup, then please consider posting your item(s) to the Free Stuff section on <http://denver.craigslist.org>. You will be amazed at what people will gladly come haul away for free. Don't make your neighbors pay through their dues for what is your responsibility to handle properly.

Snow Removal

Eco Cutters has been working hard on the property and continues to be proactive with their care and service. Ice buckets filled with ice melt have been placed around the community for residents to use as needed. Please use only as much as is necessary to address safety concerns...excessive amounts can deteriorate steps and concrete, leading to costly repairs.

Please continue to contact The Management Trust at 303-750-0994 with any safety concerns. The board is working with Eco Cutters to balance the cost of snow removal services with our budget. It is important the board is made aware of any safety concerns as we make adjustments to the services as we do not want to sacrifice safety in any situation. However, we may be scaling back on some of the details previously provided to curb spending.

Things to Remember

- Grills with propane tanks exceeding 2.5 liquid pounds are strictly prohibited. Larger tanks identified on your patio will result in violation notices and potential fines. Charcoal grills and all smokers are also prohibited. Electric grills and grills that operate with the camping style 2.5 lb propane canisters are allowed.
- All pets must be on a leash at all times and owners must pick up after their pets in all areas.
- Only patio furniture, potted plants and bbq grills are permitted to be on patios or balconies. No storage of odd items or non-patio use permitted.
- Chaining bicycles to stairs or any portion of the buildings is not permitted as the chain may pose as a tripping hazard or cause damage to the building.
- Satellite dishes must have Board approval via architectural change request form prior to installation. Satellites are not permitted on the roof or siding of any building. Satellites may be mounted on trim boards or railing only. Please contact TMT for the required application process. Costs associated with repairing roofs, siding or leaks caused by dishes mounted where not permitted may be assessed to the offending unit.
- A recycle bin is located at the trash enclosure south of 4064 S. Carson Street. Please review the list of acceptable recyclable items located on the trash enclosure. Do not dispose of recyclables in garbage bags as the contents cannot be verified and will be assumed trash resulting in the entire bin not sent to recycling.
- Please drive with care through the community. With winter upon us, ice may be lurking under the snow. Use slower speeds and exercise caution when navigating the roadways in our community.
- Any unusual or suspicious activity should always be reported to the City of Aurora non-emergency line at 303-739-6000.

Important Insurance Information from American Family

"Let's face it, time and money are both scarce. You need the best insurance protection for the price and I have something quick to tell you. First, you need to be sure you have Loss Assessments coverage for the condo unit you own. Call your homeowner's insurance agent today. The cost is very low and the benefit can be huge. I would recommend \$50,000 in coverage. If you are ever assessed for a coverable claim this will go a long way in protecting what you've worked hard for. Again, call your agent to add it. Second, if you don't have condo insurance for your individual unit, or if you are unhappy with your current company, call me. I will take the time to walk you through what you need and why, and provide stellar service for a reasonable price. I'm at 303-756-8038. I insure your community and I know it well. There are also some advantages to having your unit insured with the same company that insures the master association.

Thank you, Matthew Ditzenberger, your American Family Insurance Agent."

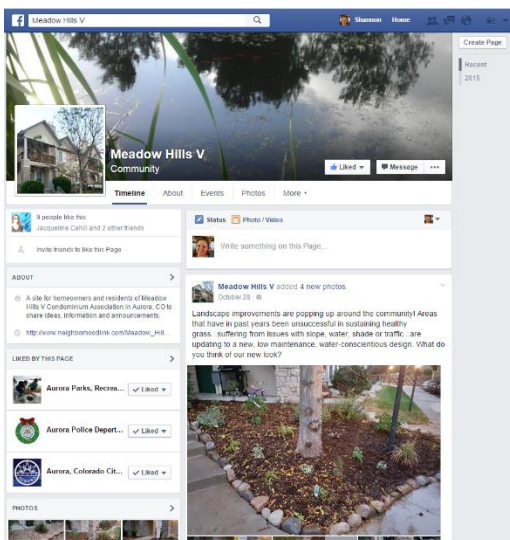
The board supports Mr. Ditzenberger's recommendations above. To clarify, Loss Assessment coverage is a very affordable offering in any homeowner's insurance policy. In the event the association were to face a special assessment situation to cover unforeseen expenses on the property, your Loss Assessment coverage could make all the difference. Rather than having to come up with thousands of dollars of your own cash to cover the assessment, you would simply make a claim against your individual policy. Please take a moment to ensure you have the coverage you need before you may actually need it.

Letter from the Treasurer

2015 was an expensive year. We entered the year with intentions of opening up the purse strings for the purpose of tackling some property improvement projects we had been putting off year after year. We are happy with the improvements we pursued – the tall tree trimming, the cement repairs and replacements on the sidewalks and the landscape enhancements throughout the community. Unfortunately, the weather was not on our side. This year exceeded our planned budget for the first time since I took office. The majority of that excess went to covering weather-created expenses such as snow removal and broken tree remediation. With February going on record as the most snow fall in Aurora's record for its month combined with that late, heavy snowfall in May that nearly decimated our tree and shrub population, we were forced to cover more than we had anticipated.

The good news is, our community saw record high property values. Countless real estate agents and prospective buyers made comments about the quality of our beautiful grounds and building maintenance. With roughly 35% of the community having changed ownership or residency this year, and absolutely ZERO foreclosures in 2015, things are looking positive and our investments are paying off. 2016 will be a financial rebuilding year in which we will finish up the painting cycle and focus on all of our maintenance tasks but enhancements and improvements will be kept to a minimum. Approaching expenses in a cyclical manner enables us to balance these heavy spending years while still building our reserves and maintaining our value.

I'm looking forward to serving another year overseeing a personal commitment to ensuring this is one of the best, most beautiful yet still affordable neighborhoods in Aurora.



Social Media

Want to know what is going on in real time? Stay connected via Facebook, Nextdoor, Neighborhood Link or Gmail. MHV has made a commitment to transparency and invites open communication by any means convenient for you. Please use the following links to find out more:

Facebook: <https://www.facebook.com/MeadowHillsV>

Nextdoor: <https://hiddenvalleyco.nextdoor.com>

Neighborhood Link: http://www.neighborhoodlink.com/Meadow_Hills_V

Gmail: mhvcarescommentbox@gmail.com

The Management Trust: <https://weblink.managementtrust.com/>

2015 Meadow Hills V Board of Directors

Mike Kloverstrom	President
Jan Torline	Vice President
Shannon Dillavou	Treasurer

How to Contact the Management Company

In the event of an emergency, please call 303-750-0994 and select option 2 for our emergency line. For non-emergency purposes, please see below.

Shauna Richards Community Manager	shauna.richards@managementtrust.com	303-750-0994
Brittaney Mills Administrative Asst.	coinfo@managementtrust.com	303-750-0994

Need to check your account or retrieve association documents? Please visit <https://weblink.managementtrust.com>

How to Contact Your Aurora Police Department PAR Officer

Officer Brian Phipps
District 3 PAR Unit
Areas 22/23
Tue-Fri 8:00am - 6:00pm
(W) 303/627-3174
bhipps@auroragov.org

