

# Meadow Hills V Newsletter

## January 2016

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 was held at 6:00pm on Wednesday, January 13, 2016. The Board of Directors wishes to thank all those who were able to attend. Your participation and input was deeply valued.

The monthly base assessment for our association has increased to \$209.00 per unit, effective January 1, 2016. Late fees, interest and processing fees will be waived in January and February for those owners who did not submit the increased amount with their normal monthly payment. Please watch your statements to make sure you have brought your account current before fees resume in March. As a reminder, residents with a carport pay an additional \$5.00 per month and residents with a detached garage pay an additional \$10.00 per month. These amounts have not changed but you will need to add them to the new base amount if they apply to you.

If you are on bill pay with your bank, please ensure you update your payment amount to reflect the increase appropriately.

If you are on ACH through The Management Trust, the increase will be reflected in your draft automatically.

Those who choose to mail their payments with a coupon, you should have recently received your new coupon book for 2016. Please contact TMT if it has not yet arrived.

### **2016 Board of Directors**

Meadow Hills V is excited to welcome Lauren Hauert as our newly elected Board President. As many of you know, Lauren served on the board for many years previously so her knowledge and experience is greatly welcomed. Lauren has been elected to a 3 year term, effective January 2016.

Shannon Dillavou remain your Treasurer for Meadow Hills V for 2016.

Jan Torline is currently the Vice President of the Association. However, Jan has announced she will be resigning her position prior to term completion. We thank her for all of her service to our community and wish her well in her next adventure. The VP seat will be available in February, 2016.

**The Board of Directors is actively seeking a replacement for Jan's position, upon her retirement. If you are interested in serving on the board, please contact The Management Trust. The remaining Board members are hoping to appoint a replacement quickly to ensure we are able to continue to conduct association business without further disruption. Interested applicants should note this position requires a commitment to fulfill the two years remaining on the term Jan would've served and attendance to all (or at least most) monthly meetings during that term.**

### **Board Meetings**

The Meadow Hills V Board of Directors meets on the **4<sup>th</sup> Wednesday** of each month.

The information for the next Board meeting is below:

#### **Board of Directors Monthly Meeting**

**Date:** 4<sup>th</sup> Wednesday of each month

**Time:** 6:00-8:00 PM

**Place:** The Management Trust offices at 3091 S. Jamaica Ct., Suite 100 Aurora CO 80014

Residents and owners are invited and encouraged to attend the Board meetings.

## **2016 Projects**

The Board of Directors are currently soliciting bids with 3 companies for the 2016 painting project.

Below are the 5 buildings slated to be painted in 2016:

4015 South Dillon Way  
4005 South Dillon Way  
4014 South Carson Street  
4024 South Carson Street  
4034 South Carson Street

## **Important Homeowner Responsibilities: Routine Maintenance**

Homeowners need to be aware of their responsibility for the routine maintenance items that should be performed on an annual basis. As the community ages, routine maintenance becomes increasingly important. Don't wait until you have a big problem on your hands when a little maintenance could avoid it.

### **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 vents 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. Additionally, new dryer vent hoods in the approved style can be ordered at a group discount if enough residents submit a request. Please contact TMT or Dryer Vent Wizards for more information about a vent cover. Dryer Vent Wizard Office: 720-684-4700



### **Drain Cleaning**

Meadow Hills V recommends each owner service all drain lines associated with their individual unit annually.

While the HOA annually inspects and clears drain and sewer lines that connect from the buildings to the city lines, homeowners are responsible for maintaining and repairing their individual unit lines as well as covering the costs of any damages caused by a malfunction in an individual unit line.



You may think that you can fix clogged pipes yourself, but the use of too many chemicals will damage your pipes. Attempting to take apart pipes and plumbing fixtures to get to a clog may also cause significant damage to your pipes, resulting in expensive property damage. Use extreme caution when attempting repairs yourself. Consult a professional if the challenge is too great. Please feel free to contact Quality First Plumbing to learn about their services and pricing. Office: 303-916-6226

Other Companies you can call are Plumblin at 720-897-9410 or Squeaks at 303-416-4099

The community is seeing more and more waterlines fail and more importantly, more damage to units beyond the unit with the faulting line. These lines include refrigerators with ice and water lines, hot water heaters, washing machines, toilets and drain lines. Your problem may not be just yours and your neighbor(s) may not be thrilled with your negligent maintenance if a water event occurs. Conduct your routine maintenance, ensure you have appropriate insurance coverage and ask your neighbors to do the same.

## **Important Insurance Information**

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 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

### **Important Insurance Information (Continued)**

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.

## **Stay Connected with Your Community**



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

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

Neighborhood Link: [http://www.neighborhoodlink.com/Meadow\\_Hills\\_V](http://www.neighborhoodlink.com/Meadow_Hills_V)

Gmail: <mailto:mhvcarescommentbox@gmail.com>

### **Things to Remember**

- Grills with propane tanks of more than 2.5 liquid pounds are strictly prohibited. Larger tanks identified on your patio will result in violation notices and potential fines. This is a requirement of the Aurora Fire Department. Charcoal grills and smokers are also prohibited. Storing prohibited grills or tanks within your unit or garage is no safer than on your patio. Please use only electric grills or grills that run on the smaller camping-style 2.5lb propane tanks in our community.
- All pets must be on a leash at all times and owners must immediately pick up after their pet(s) in all areas of the property.
- Only patio furniture, potted plants and bbq grills are permitted to be on patios or balconies. These areas are not to be used for storing tools, tires, ladders, etc.
- Bicycles are not permitted to be chained to stairs or any portion of the buildings as the chain may pose as a tripping hazard or cause damage to the building.
- Satellite dishes must have Board approval prior to installation. Satellites are not permitted on the roof or siding of any building. All mounts must be on trim boards or railing only. Please contact TMT for the application process.
- Unused satellites must be removed and the mounting area brought back to its original condition. Please ensure satellites are removed when selling, moving, have a change in your tenants or a change in your service. Violations for unused satellite dishes will be issued until corrected and back-charges for repairing damages may apply.
- The recycle bin is located at the trash enclosure south of 4054 S. Carson Street. Please review the 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 instead, resulting in the entire bin heading to the landfill rather than the recycling plant. Please empty the contents of the bag into the bin, not the bag itself.
- Please remember to keep your doors and windows locked when not home and always lock your vehicle.
- Please drive with care through the community. Pay special attention to your speeds when rounding our curvy streets as there may be someone crossing the road just beyond what you can see. And during the winter months, you may not see that patch of ice before you're sliding on it. Reduce your speeds during inclement weather.
- Any unusual or suspicious activity should always be reported to the City of Aurora non-emergency line at 303-739-6000 or 911 if you feel the situation warrants.

### **Large Item Trash Pick-Up**

Many residents may not know that large items disposed at the trash enclosures are costly for the association to remove and are not included in our normal trash pickup service. Please contact Veritas Waste, Inc. to schedule for your special large item pick-ups. This includes couches, desks, furniture, etc. The cost for removal is \$15.00 per item.

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

If you are absolutely unwilling to pay for pickup, please consider posting your item(s) to Craigslist under the Free Stuff section rather than pollute our community and we all pay.

## **Living with Wildlife**



Many residents don't realize we share our urban and suburban neighborhoods with resourceful predators. Awareness is the key to keeping you, your children and your pets safe, particularly during breeding season (which is now.) Avoiding den sites and nesting areas while walking your pet is one way to minimize the chance of a negative encounter. If you encounter a coyote while walking your dog, collect small breed dogs and small pets into your arms. For larger breeds, bring your dog close to you or move your dog behind you relative to the coyote. If the coyote approaches you and your dog, it is a good idea to try to 'haze' it away from you.

See The City of Aurora's [coyote hazing guidelines](#) for tips on how to effectively deter a coyote away using the hazing technique.

If you notice coyote activity in the community, please report the sighting to The Management Trust.

## **Ice Melt Buckets**

Icy conditions happen as the weather fluctuates. Please make note of the nearest ice melt bucket as you traverse the property. Feel free to pop the top and use the included cup to sprinkle ice melt evenly over problem areas. Use anytime, day or night, to address safety concerns. Blue and white buckets are placed throughout the community and restocked as needed. Snow crews will not be dispatched unless or until snow depths exceed 2" on sidewalks and 3" on asphalt. Contact TMT if you have an area of concern that cannot be addressed with ice melt alone.

Please use the melt sparingly on stairs as the salt will erode the aggregate material and the steps will disintegrate rapidly with excessive use. But use as much as you need to maintain safe passage as steps can be replaced more easily than people.



With the daily warm up and the nightly freeze, ice will happen. It is part of life in Colorado. The ice melt buckets are here for all residents, homeowners, visitors and vendors to use. Maintaining our property during these winter months, with the low sun never seeing many of our north and east grounds, is imperative. So make note of the bucket locations and take advantage of their contents for your safety.

## **Towing Concerns in our Community**

The January report from the towing company who patrols our property provided the longest list we have seen in years. Most of the offending vehicles were subject to potential tow based on expired license plate tags. Please ensure your vehicle's registration is current. If you are tagged for towing, please contact Shauna at TMT immediately to make arrangements to *avoid* towing. We don't want to tow anyone if it can be avoided but our covenants do require parked vehicles to be in operating condition at all times. A phone call is all it takes to avoid unforeseen expense and hassle.

## **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  
Brittaney Mills Administrative Asst.

[shauna.richards@managementtrust.com](mailto:shauna.richards@managementtrust.com)  
[coinfo@managementtrust.com](mailto:coinfo@managementtrust.com)

303-750-0994  
303-750-0994

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

Owners are encouraged to keep their records up to date with The Management Trust at all times. This should include off site addresses, emails, phone numbers and tenant information. Not only does this assist with communications related to Meadow Hills V, but any emergency related situation that would require your attention.

## **How to Contact Your Area PAR Officer**

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

