

# CHAMBERS Ridge

Townhouse Association

Volume 39

Issue 2

November 2023

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## Annual meeting

Three people were elected to the board of directors. Congratulations to Sheryl Conner, Hans Coleman, and Rich Pachl. Next month, or at the January meeting, the board will discuss among themselves who the four officers will be. Being an officer is not a distinction in most cases because each board member has one vote. No board member has more power than any other board member, although officers bear more responsibility. ■

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## From the meeting:

### Security

An old Yukon parked near the Xcel land was stolen.

### Lights

Two (2) lamp posts were vandalized.

The electrician requests that if you see a flickering light on the common area in front or near your unit, please notify the office: [info@chambersridge.org](mailto:info@chambersridge.org) or call 720 900-3964.

### Landscaping

In October mowing slowed to every other week. Beginning in November, the sprinkler system will have been turned off and blown out. Leaf removal depends on when the leaves are down. Weston did a nice job last year—all in one day. It depends on when the leaves come down. Sometimes a cold snap brings them down practically overnight. More often they drift down and drive you crazy being all over the place before the leaves can be picked up in a timely manner. Leaves on the ground are not a hazard to the grass.

### Fiberoptic work

The lines are in and the work is done.

### Dog station

Really? You take your dog to the station, where there are bags, let the dog litter near the collector, then walk away? No kidding? Thanks to all of you that grab a bag, pick up the litter and deposit it.

### Clubhouse

The board approved money to install new blinds in the Clubhouse. They should be installed before Thanksgiving. ■

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## Pre-approved alterations

Following is a list of all approved alterations/additions. Written approval is not necessary for these items only: 1. Storm and screen doors: Colonial cross buck and decorative wrought iron—black or color of trim. 2. Wrought iron window guards: Black or color of trim. 3. Roof vents mounted on the back side of the roof to accommodate attic fans. 4. Wood gate, same style and color as surrounding fence. 5. Air conditioner compressor. 6. For Sale signs mounted in windows, only. ■

## Snow removal

We have limited places to put a lot of snow. Ends of alleys where the perimeter fence is, next to a few rows where there is some space, but generally, space is really tight. Sometimes they need one of the parking spaces at the ends of the rows to put snow—at least temporarily. The neighbors at Kingsborough get skittish and “we’re gonna sue you” when their fences get touched, or sometimes invisibly touched...

### Products we use

There are a variety of products we use to try to keep the streets and sidewalks clear. We use snowmelt (white or blue) or ice slicer for the sidewalks. We usually keep buckets at the mailboxes with a scoop so that residents can pick up some ice-melt and use it in front of or behind their unit, on their steps, etc. Please do not use salt or another product because they ruin concrete, kill grass, and damage the common area. Orange colored, ice slicer is a chemical that breaks up ice on the streets and alleys. It is a natural substance that when placed on ice breaks it down. You can actually hear it as it works. A few hours later Weston can come back, scoop up the ice and the product and drive away. It works best at a certain temperature. If it is too cold, using it is mostly a waste of money. Ice slicer can be rarely used on sidewalks, especially north-facing sidewalks, because unlike snowmelt, it keeps working if it is left in place.

### Snow and trash removal

Even now, we found out the last two winters, when it gets too cold, the hydraulics on some of the trash trucks freezes up. Also, if there is too much snow and the trucks cannot get up the alleyways (think the one behind 1930-1950), it is likely they will put off trash removal for a day. When they let us know that they will be a day or so late picking up trash—often the day of regular trash pickup—we notify residents through our Facebook page: Chambers Ridge Community Aurora CO and our website: [www.chambersridge.org](http://www.chambersridge.org). On the website the notice will be in the middle of the page under Pages and Links. Please keep in mind we are not Weston’s only customer. There may be times when it doesn’t look that bad here—but other HOAs are not as fortunate.

### Sidewalks

Our snow removal contract calls for snow removal on sidewalks, but not steps or patios. Two inches is the trigger that brings shovellers. If we have less than two inches of snow, shovellers probably will not be here to remove snow from sidewalks. The last two years were the “perfect storm” of bad winters. Those 1 inch, 2 inch snowfalls are the worst because in the middle between those two storms it warms up, the snow melts then freezes and makes ICE. If we have another one of those years Weston may clear the sidewalks more often. The slow buildup makes snow removal harder and icier, not to mention COSTLIER. Under certain circumstances a snow removal crew may be here while the snow is falling. If

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Snow...

it snows heavily during the day and doesn't sneak in through the night, a crew can sometimes be put together to remove snow as it falls and keep ahead of the storm.

Streets and alleys

Our plowing contract calls for the streets and alleys to be plowed when there is four inches of snow. If snowfall begins at night, the crew will try to make at least one pass through prior to 7 a.m., then widen the plowed areas as they are able. Our snow contract does not call for snow removal on South Helena Street. South Helena Street is a city-owned street and the city is responsible for snow removal on it. The kicker is the city will plow arteries and secondary streets like Chambers Road. They do not do neighborhood streets; even Evans doesn't get plowed. They say they can get everyone within a few blocks of a cleared street. You can see the problem here. However, there is a remote possibility that if we had say, 50 inches of snow that immobilized the entire city in January, they might show up many days later.

Emergencies

If you are in a position where it is absolutely necessary to get yourself out, call the city and see what they can do for you. There are certain conditions that will trigger them to get people out. But do not wait until it snows. Call them soon. Start with Access Aurora: 303 739-7000. ■

Cold

Last year several of our units experienced frozen pipes. This hasn't happened in many years, but 17° below zero triggered it, and the 7° below after it, enforced it. Cold weather not that low, but over a long time, will freeze pipes too. If you have a unit where there is a fixture: a sink, a toilet, a shower, or where water comes up or down through a pipe near the outside wall, make sure you attend to it in cold weather. At least leave cabinet doors open. If you go on vacation, leave the heat on warm enough to keep it from freezing; at least 60°. One owner last year was gone for the Christmas week, came back after the first of the year to find that he had 12 breaks in his pipes still doing damage to his unit. He had copper throughout. The pipes that froze most often last winter were copper. If you haven't been here for ten years, you may not know that weather and weather reports in Colorado can't be trusted. Whatever the forecast, the weather can change in hours. ■

Household repairs

Homeowners are responsible for repairs to their units. If you have a broken faucet, an electrical problem, etc., you must find your own repair person. The association does not keep a list of qualified repair people. That's because what would be satisfactory to one person may not be satisfactory to another. ■

Recycling days this month: Nov. 7, 21.

Next homeowner meeting is  
Wednesday, November 8 at 6:45 p.m.

Chambers Ridge Townhouse Association  
4486 South Carson Way  
Aurora CO 80015

PRSRT STD  
US POSTAGE  
PAID  
DENVER CO  
PERMIT NO 2095

Trash

Trash pick-up is on Tuesday. Please do not put trash out before 6 p.m. Monday evening, but please do have trash out by 7 a.m. Tuesday morning. Secure any additional bags so trash does not blow around. Bring in trash containers by 6 p.m. Tuesday evening. In 2023 trash pick-up will be on Wednesday after Memorial Day, 4th of July, Labor Day, and Christmas. HBS will pick up large items, at a cost to you, but you need to contact them at hbstrash.com on Wednesday (no other day will do) of the week of trash removal, preferably by email (hbstrash.com). If you cannot email, call 720 547-8600. ■

Local telephone numbers

Townhouse association

office

m-f 10-4 mary smith

email: info@chambers ridge.org

bookkeeper

ass'n bookkeeper m-f 10-4 don merrill

email: association\_bookkeepers@ymail.com

electrician

email: solomon@solosds.com

Clubhouse reservations

702 526-9822

Government offices

access aurora gen'l info / help

animal services

battered womans' shelter

colorado parks and wildlife

driver's license office

fire department dispatch

fire and police emergency only

police impound lot

central library

dmv

neighborhood services

PAR Officer Area 20

parks and open space

police department dispatch

road conditions

snow emergency

street services

tri-county health

utilities department (water emergency)

us postal service

303 739-7000

303 326-8288

303 343-1851

303 297-1192

303 344-8400

303 627-3100

911

303-326-8680

303 739-6600

303 795-4500

303 739-7280

303 627-3173

303 739-7160

303 627-3100

303 639-1111

303 739-7569

303 326-8200

303 341-9370

303 739-6772

800 275-8777

Miscellaneous

wyatt's towing

xcel energy

rtd route and schedule info

centuryLink

comcast xfinity cable

directTV

dish

HBS trash

trash requests

303 777-2448

800 895-1999

303 299-6000

800 366-8201

800 266-2278

855 445-3473

866 291-2968

720 547-8600

hbstrash.com