

QUINCY HILL CHRONICLE

With the February dues payment Dues go to \$230

Everything is going up it seems. All the board members pay dues and they didn't want the dues to go up either. There was a combination of factors that led to the increase in dues. If you look at the pie chart on the other side of the enclosed budget, you will see that the largest percentage goes to maintenance. This is the first time, ever, that maintenance costs are higher than water costs.

Part of the increase in maintenance cost is because of the age of the complex. Tree care costs more as some trees die and need removal, and others need more care because they are bigger and need frequent pruning to keep them healthy. The sidewalks, but especially the streets and alleys, need repair. Mostly it has been a patch up of potholes in the last several years because asphalt is expensive. It's a little like deciding that your unit needs updating. You look around and decide to paint the living area. But then the curtains need to be updated, and the carpet? well it just looks bad, what to do with that? Then there's the kitchen... At that point, owners need to stop and decide what to do. Nothing? Or parse it out over time.

When realtors comment that the complex just doesn't look as good as it used to, something needs to be done. We need to safeguard resale amounts. A higher percentage of people are leaving and renting out their units. That does not look good on paper and reflects the care given to the complex.

Finally, we need to save more money into reserve accounts. It makes more sense to have an interest bearing money market account than saving in CDs right now. When mature, the existing CDs will be put into the money market account at around 5% (today). BTW the rest of the Quincy Hill financial documents, balance sheet, and income and expense reports, are available on the quincyhillco.com website.

You can note, looking at the budget, that there are two lines at the bottom of the list: Reserve Budget and Capital Projects. The reserve budget is the money market account used to cover emergency repairs that will not be repeated, like big sprinkler repairs or the unexpected cost of needing to take a big tree down. These would be items that were not included when the budget was prepared because they could not be foreseen. They are also items that will not need to be repeated.

The line item called Capital Projects will receive money not used from the budget. For example, the snow removal budget item is \$76,900. Say we have dry winters on both ends of the year and only use \$40,000. Then \$36,900 drops into Capital Projects. That will be good because there are a few, very expensive items, that are on hold because they are too expensive for one year and need to be saved for. Read: The board is doing the best they can to avoid a special assessment—which is a one time monetary assessment required from all owners.

Changing electricians

Please do not call or email Sol Espinoza for garage lights out or other common area work like broken, not working courtesy lights next to sidewalks. The board has hired another electrician. His information is not available as yet. You can send an email to the office: association_bookkeepers@ymail.com if you want or need to report an outage or other electrical problem.

Social media

Access Quincy Hill information

There's lots of good information available on our website: quincyhillco.com and even more if you register. You can tell right away what is available to the casual user by looking at the locks next to the items under Pages. The little locks signify that those items are only available to people in Quincy Hill who have registered.



Under Helpful Links are a variety of links to many places in Quincy Hill and in the area. You can make out a police report, click on AccessAurora, find 9 things to do in Denver this weekend, check out Community College of Aurora, request trash service, and more.

New board

The board met in December to choose the four officers from among the seven board members as stated in the by-laws:

President: Davin Hammond
Vice-president: Cindy Sdrewski
Secretary: Suzanne Neuman
Treasurer: Melvin Foster

At-large board members

Richard Goggins
Paul Rylatt
Kristen Wright

Recycling

Recycling days this month: January 3, 16, 30. .

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.

Trash pick-up will be on Wednesday after New Year’s Day.

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 do not use email, please call 720 547-8600. ■

Unclassified Ads

HAVE LEASH WILL TRAVEL Pet sitting and dog walking service. Vacation pet care in your home, where your dog belongs. Mid-day dog walking. Member of Pet-Sitters International. Insured and Bonded. 303 363-8111.

TOWNHOME AUTHORIZED GARAGE DOORS installed. Also panels and repair. Lowest prices guaranteed. Garage Doors and More. Call Jeremy 303 915-8005.

DAYLIGHT SKYLIGHTS AIA plastics. Provides only plexiglass or plastic sections. Outside measurement of metal framework needed to produce the inserts. 303 296-9696.

SKYLIGHT SPECIALISTS Free estimates, references. In business since 1980. www.skyspec.com 303 761-2200.

COMPLETE CHIMNEY CLEANING In business since 1983. Owner is a firefighter. Services include: chimney inspection, cleaning, minor repairs, chimney caps and screens. Extremely competitive rates. Insured. Member BBB 303 452-7272.

GUTTER CLEANING Denver Gutter Cleaning. www.denverguttercleaning.com
Office: 720 238-3860 or brian@denverguttercleaning.com
Best place to request service: website.

HAND-PAINTED GLASSWARE including votive candle holders and vases from Paula Creations. Special orders welcome. Artist is Quincy Hill resident Paula DeJohn, 303 617-6135.

DO IT RIGHT PAINT SERVICES LLC
Interior and exterior. Rohan 720 339-8562.

CHIMNEY MASONRY REPAIRS Broken or missing bricks, loose bricks, leaks. JT Masonry Owner is Joshua. 256 289-1548

WATER HEATER AND ELECTRICAL REPAIRS Heating and cooling. Service and Installation. J&E Mechanical. Call John Ward 303 475-5606.

FENCE REPLACEMENT Replace fencing and gates. I prime, paint and haul away. High quality work and materials at a fair price. J&L Custom Services / Insured. Contact Joe 303 594-8442.

A&H CARPET CLEANING Harry Grunst 303 947-5761.

TRANSPORTATION SERVICES Mark Wideman
720 998-3285 Airport and Local Services.

RESIDENTIAL REPAIRS AND IMPROVEMENT Retired general contractor 30+ years experience. Resident of Quincy Hill. All phases of construction.
Mark 720 210-7902.

BABYSITTING SERVICES Adult with previous volunteer experience supervising children ages 5-10 at The Bridge Project in Denver and babysitting in Quincy Hill. Availability to be discussed, if interested. Call Eve 720 765-1673.

Quincy Hill Townhouse Association
4486 South Carson Way
Aurora, CO 80015

PRSRT STD
US POSTAGE
PAID
DENVER CO
PERMIT NO 2095

Directory

Board of Directors

Davin Hammond President
Cindy Sdrewski Vice-pres
Suzanne Neuman Secretary
Melvin Foster Treasurer
Richard Goggins
Paul Rylatt
Kristen Wright

Clubhouse reservations
303 803-7655

Committees
Bookkeeper

Don Merrill 303 699-6411
association_bookkeepers@
gmail.com Office hrs. M-F 10-4

Security
N Gregory Larson
ngregory@auroragov.org

Recreation
Clubhouse
Amy Hammond 303 803-7655

Pool
M McClaran 303 947-6704
Curt Sanders 303 667-9691

Maintenance
Landscaper 303 693-3072
Bob Booth 303 690-0601
Don Merrill 303 699-6411

Newsletter
Mary Smith 303 680-9982
info@quincyhill.org

Architectural Control
Bob Booth
Davin Hammond
Don Merrill

Local numbers

Access Aurora 303 739-7000
Animal Services 303 326-8288
Aurora Reservoir 303 690-1286
Battered Wms Ctr 303 343-1851
Buckley Noise 303 677-9035
M.V. Library 303 326-8600
City Council 303 739-7015
Colorado Wildlife 303 297-1192
Driver License 303 344-8400
Golf Reg/Tee 303 397-1818
Human Resources 303 739-7225
Impound Lot 303-326-8680
DMV 303 795-4500
Planning Dep’t 303 739-7250
Poison Control 303 739-1123
Parks/Open Spc 303 739-7160
Road Conditions 303 573-7623
Snow Emergency 303 739-7569
Street Services 303 326-8200
Tri Cty Health 303 341-9370
Water emergency 303 739-6772

Emergencies 911
Fire Dispatch 303 627-3100
Police Dispatch 303 627-3100
PAR Ofcr Sparks 303 627-3174

Schools

Sagebrush Elem 720 886-8300
Laredo Middle 720 886-5000
Smoky Hill High 720 886-5300

Miscellaneous

Xcel Energy 800 895-1999
RTD Route Info 303 299-6000
Post Office 800 275-8777
CenturyLink 800 366-8201
Comcast/Xfinity 800 266-2278
DirecTV 855 445-3473
Dish 866 291-2968
HBS Trash 720 547-8600
HBS requests hbstrash.com
Road conditions 303 639-1111
Wyatt’s Towing 303 777-2448

Next monthly meeting:
January 16 at 6:45 p.m in the Clubhouse.