



INNSBRUCK

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Volume 7, Issue 6
Mar/Apr/May 2016

SOME GREAT HOLIDAYS COMING UP

March 25-Good Friday: Jesus died on the cross.

March 27-Easter: Resurrection of Jesus from dead.

Easter egg hunts, bunnies and family dinners.

April 1-April Fool's Day: Jokes & gags that are harmless & fun, not dangerous or hurt anyone's feelings.

April 22-Passover: Freeing of Jews from the Egyptian's slavery.

April 29-Arbor Day: Plant a tree.

May 5-Cinco de Mayo Day: In 1862 the Mexican army defeated the French army.

May 8-Mother's Day: Spend time with your mother or at least call her.

May 21-Armed Forces Day: Salute to men & women in all branches of service

April 30-Memorial Day: Dedicated to men & women who gave their lives for freedom & country. A time to remember loved ones who have passed away.

June 6-Ramadan: Times of fasting, worship, & renewal of family ties for Muslims

June 11-Innsbruck's Annual Neighborhood Garage Sale. Sell from their own garage.

June 14-Flag Day: For American's to celebrate & show respect for our flag & what it represents

Management Company

Earl Johnson

303-745-2220

(This is a 24 hour number for emergencies.)

On line for info and Documents:

www.wspns.net

Western States Property Services

9145 E. Kenyon Ave #100

Denver, Co 80321

FAX: 303-745-3335

HOA BOARD

PRESIDENT

Maria Baker

303-671-8040

VICE-PRESIDENT

June Robinson

303-752-2013

SECRETARY

Kittie Arnold

303-751-3396

TREASURER

Lynnell Britt

720-251-3803

Tom Nall

303-369-0353

COMMITTEES

ARCHITECTURAL

CONTROL

Tom Nall

Maria Baker

Lynnell Britt

NEWSLETTER

June Robinson

303-752-2013

BOARD BYTES: March 9, 2016

The meeting was called to order at 2:00pm at Wester States offices by Maria Baker, President. Those attending were Board Members: Maria Baker, Kittie Arnold, Tom Nall, Lynnell Britt, June Robinson and Earl Johnson, from the Western States management company.

BUSINESS:

1. **INSURANCE:** It is time to get bids on insurance for Innsbruck. All the companies rates have gone up. American Family is the insurance company that we have used. They have added a 2% per building for any claim. That adds up to about \$7,500 per unit that each homeowner would have to come up with, unless they have a loss assessment coverage for at least \$5,000.

Earl will continue to check other companies for the best rates.

2. **ASPHALT REPAIRS:** Will begin May 1st.
3. **C W LANDSCAPE CONTRACT FOR 2016:** The contact was signed with the stipulation for "cleanup as needed".
4. **CORRESPONDENCE:** A. A Homeowner was advised to remove appliances from the west side patio and grass or face a fine. B. Homeowner has continued to park vehicles in Visitor Parking areas overnight. Warned before, so this is a final notice before fined. C. Tenants have continued to park in Visitor Parking, so the Landlord will be fined if not paid before April 1st. D. Several letters were sent to renters/owners regarding parking in visitor parking. Some were a warning and others a fine.
5. **PICNIC:** The annual neighborhood picnic will be September 10.

FINANCIAL REPORT- MARCH MONTH END:

The financial situation continues to be in good shape.

DELINQUENCY REPORT: Most of the delinquencies are being paid or have made arrangement for additional monthly payments.

PRESIDENT'S REPORT:

GARAGE SALE: The Neighborhood Garage Sale will be June 11th. Good time to clean out your garage so the cars can be parked inside.

DUMPSTERS: To help with the throw away items, the Board has contracted to provide 2 dumpsters from June 10 till June 13. Maria Baker has filled out all the paper work requesting a "Beatification Grant" from the city of Aurora to help pay for the landscaping at the SE entrance around the new signs. The landscaping will be done, with or without the grant.

The work on replacing the old entryway signs will begin next week.

VISITOR PARKING ON WEST SIDE: Earl will get estimates for 6 parking spaces

ROOF REPAIR



If you are a
resident
(Homeowner
or tenant)



June 11th
Picnic Sept 10



President's Pen

I'd like to thank the residents who came to the annual meeting, as your opinions/concerns are important to us. I'd like to also thank Donald for nominating his wife, Lynnell, to be on the HOA board and her acceptance. We thank Mary Ellen for all her years of service to the community and her steady guidance.

Another thank you goes to the residents who helped clean up the disastrous results of a windy trash day. The landscape crew did some pickup but I believe Innsbruck residents did most of the picked up trash. Remember to put your address numbers on those cans so you can find them or a neighbor can return them if the wind blows them away. Also, keeping in mind that it has been windy lately, either put a lid on the can or pack it so trash doesn't blow out of the can- it would be greatly appreciated.

Maybe you have noticed that we have begun work on the southeast sign area. We have applied for an Aurora Beautification Grant that would reimburse us for the majority of the costs but the work will be done regardless. We will find out by April 15th if we were awarded the grant or not.

There have been several complaints re: dog waste that isn't picked up by their owners. As I say every year, dog dung is NOT fertilizer- it is a health concern and can affect our water quality. ALWAYS immediately pick up that poop and if you know who is not doing this, please call our property manager to let him know.

Maybe you noticed elsewhere in this newsletter about insurance changes. Have you checked with your insurance carrier if you have loss assessment coverage on your policy? What we discussed two years ago in the annual meeting has come about. We're still getting bids (our renewal is in May) but it seems all companies are going with the 2% deductible for wind/hail damage. Since that is more than almost any HOA has in reserves, the cost would come back to each resident- like a special assessment. If you have a loss assessment policy, then no money comes directly out of your pocket as you are covered by the insurance (you should have at least \$5,000). When things are finalized, you will receive notification.

Spring is officially here but you know that snow is still a threat even into June in some years. But, you can start that home/garage clean out as our Garage Sale is June 11th all day, with a dumpster at each end of the complex for your use. Maybe this is the year you will use the garage for your car(s)!

Maria Baker



2 dumpsters

INNSBRUCK

Earl Johnson, Manager
C/O Western States Property
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Official Neighborhood Newsletter



We're on the web!
www.innsbruckinaurora.com

INNSBRUCK REAL ESTATE MARKET

June Robinson

Broker/Owner

303-752-2013

Robinsonrealty@comcast.net



SOLD LISTING: (2015 until Mar 20, 2015)

There have been no listings or sales the past 6 months
Last year the average sale was \$198,398.

(from \$165,000 to \$222,000)

(CALL FOR A FREE MARKET ANALYSIS OR TO PURCHASE A HOME)

Values are going up!