

Innsbruck in Aurora



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Community Living

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Some residents think homeowner's associations exist just to tell them what to do- or not do. Actually, the association is more like a housing management or service-delivery organization that provides three types of services to all residents- owners and renters alike. They are: **community services** (ex: trash collections, newsletters, informational meetings, and scheduling social functions); **governance services** (ex: ensuring residents comply with the HOA's governing documents, following local, state, and federal statutes, etc.); **business services** (ex: operating the common property efficiently, collecting assessments, handling maintenance, developing long-range plans, etc.).

Associations are the most local form of representative democracy by having homeowners elect their community leaders; they protect your property value; and ensure that collective rights and interests of homeowners are respected and preserved. Associations succeed when they cultivate a true sense of community, active homeowner involvement and a culture of building consensus.

I am writing this extended version of the President's Pen to discuss these concepts and admittedly to vent my frustrations. I have lived here for over thirty years. When I first moved in, I thought that since I had purchased the unit I could pretty much do anything I wanted because I was the owner. Well, that meant I didn't understand, or even know about, the covenants and what I was expected to do as someone living with an HOA. I didn't break a lot of rules but I did some and didn't even know about it until later. I was working long hours for work and didn't pay attention to annual meetings nor have much interaction with my neighbors. Now I know better!

I am told that not many people read the newsletters and I pretty much figured that out a long time ago. But, they are created anyway for those who are interested in how we spend your money and what we are doing as a board. I think the majority of people who live in Innsbruck in Aurora are good people. Historically, Americans are independent – they want to do things their way and not be concerned about outsiders. They don't seem to come together unless there is a threat and then they are great about working as a team. Living in an HOA situation is not what we are accustomed to doing. It involves not just thinking of what I

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Board Bytes

Innsbruck in Aurora HOA Board of Directors Meeting July 2, 2018

The meeting was called to order at Western States Property Services at 4 p.m. Board members absent were Dani and Martin. Our property manager was also in attendance.

Meeting minutes from the May meeting were reviewed. It was moved by Lynnell and seconded by Kittie to accept the minutes as written and the motion carried.

BUSINESS:

- Details regarding the picnic were discussed- the table/chair rental, the menu was reviewed and the responsibilities of each board member
- Estimates for asphalt repair were discussed and a company chosen with a motion from Kittie and a second from Lynnell
- Correspondence sent by the property manager were reviewed
- Discussion was held re: new garage lighting as what we have now is no longer manufactured. Board members looked at some examples and reached a consensus on the type we wish to order. Our electrician will be consulted to make sure the sizing, etc. will work
- The board made a decision to continue the garage sale and that it will always be on the 2nd Saturday of June thereby allowing our manager to reserve dumpsters well ahead of time
- Garbage bin doors were discussed and whether the board could charge individual homeowners for repair [after checking with our attorney – we cannot charge individuals as it was part of the original building]
- The solar lights in the large common area don't seem to be working and our electrician will be consulted
- Suggestions that were brought up at the last meeting by the attending resident were all discussed at length and none were approved
- Pool house replacement reviewed

FINANCIAL REPORT:

Total assets were \$302,119.57 as of May 31st with one delinquency sent to lawyer for collection.

Meeting was adjourned and we will meet again on September 3rd.

Community Living (continued)



want but what's best for the 'we'. That's why when a few do not follow the regulations that are set in place for all of us, it becomes frustrating for me as a board member. I know our society now is mostly 'about me, me, me' and when the group needs to be considered it is difficult. So, the following is a list of the most frequently abused rules that hurt or disturb others when violated:

- **TRASH-** the rules state that you do not store any containers or trash outside (that's what the bin is designed to do). If you have more trash than the bin can hold you keep it on your patio or in the garage until trash day. You are not to put out your trash earlier than 24 hrs. before pick-up and you put containers away immediately the same day. Who wants our view marred with someone else's trash? Oh, and by the way, make sure it is covered or secured so the critters can't litter.
- **DRIVING TOO FAST-** we do have a speed limit. Even though we have non-residents driving through here, it is primarily residents who violate the limit. We do have children and we do have people who just walk along the street.
- **DOGS-** How many times have I requested that you pick up your dog's poop? At least two to three times yearly and it is the law. You are also required to keep your dog on a leash. You may think your pet is friendly but not the people it rushes up to and makes them feel threatened.
- **4TH OF JULY-** Even though it was the law in Aurora that absolutely no fireworks were allowed, at least one resident (and their visitors) couldn't follow that. Why can't you just go to a free fireworks' show that is better than any individual can produce!
- **THE POOL-** Where do I start with that? Signs at every table asked you to please roll down the umbrella when you left. Most of you did but once some ladies did not –the wind came, as always, and blew it out of the holder and broke the supports. That cost money to replace! You are given a rule sheet every year in the newsletter and they are in our covenants but you still want to bring alcohol (what on earth for- it's a dehydrater not a hydraytor and if you need some booze at our community, not private pool – you need help). No pets (duh) and if your property is important to you, why aren't you taking it with you when you leave instead of cluttering the area? That also goes for littering with your cigarette butts-really-like anyone wants to see those laying around.
- **PARKING IN VISITOR PARKING-** For the most part this has improved but we still have those who have too many vehicles or for whatever convenient reason park their vehicles in a place they are asked to have available for others.
- **NOISE-** Remember someone else's needs or concerns when you are still out on your patio after midnight talking- can you do that? You don't have to be talking loudly- the noise just carries so well.
- **PERMISSION FROM ARCHITECTURAL CONTROL-** Remember earlier I said I had broken a rule when I first moved in? Well, I should have gone through this committee for permission and I didn't. Some of our past and present residents have made the same mistake. The window replacement is the biggest error as well as putting things in the island, replacing the fence/gate, and attaching things to the building. If we catch it in time, you will be required to take down whatever you did and repair any damage- is that worth it financially to you? When in doubt, just ask.
- **EXPECTING ME TO DO SOMETHING YOU SHOULD DO-** You know, I don't mind taking calls of concern you may have but I'm only the 'middle man'. If something is not working, call Earl- that's what he gets paid for doing-being a manager. Call me if he doesn't solve the problem and then I can check out what may be holding up the solution. That includes not approaching any workers we may have on property doing repairs. They don't take orders from you- only Earl or the board. Socialize with them, ask questions fine BUT do not insist they have to drop everything and help you out. Have an issue with your neighbor's dog running loose- unless you have a picture- call Animal Control and report it. I can't do anything unless I have proof – it's the American way. Always talk to your neighbor first if there is an issue. Don't be concerned that you'll upset them or that they will hate you forever. Be polite and state your problem and see if you can work it out. If not, we have free mediator services available to us- of course, that takes both to agree to it and no one to date has agree to that! You shouldn't have the belief that the HOA is here to solve all your problems instead of doing it yourself.

As mentioned previously, most of you are wonderful and helpful. Get involved more- we have few activities so make an effort to participate—like the picnic coming up in September. It's free and what better way to meet and chat with all the other good folks living here. Enjoy the rest of the summer and relieve some of your problems by thinking and helping others. Maria Baker

Innsbruck in Aurora

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Official Neighborhood Newsletter

Important Dates:



September 9, 2018



October 10, 2018

