



Innsbruck in Aurora

Volume 10 Issue 2
March, 2017

Wondering about Regatta Plaza?



At the latest Ward IV meeting, the planner, the construction company, and an Aurora official working with this group gave the most recent progress report on Regatta Plaza which involves 22 acres of property. Heard that Key Bank was holding things up? NOPE. They did feel that they should have had more value for their property but that is now taken care of. Heard it was King Soopers holding things up? NOT EXACTLY. They will be moving from their present position to the north end of the complex and want things their way but the construction co. and Aurora have other plans. There are just a few more issues left for the Kroger company but the biggest part of the negotiation is done. [The gas station for King's will be located at the present location of Key Bank.] They will have 6 1/2 acres of the complex. Actually, what's holding things up at the moment is XCEL (that's a surprise, isn't it?). There is an electricity issue- where Firestone store is controls US Bank's and the daycare center's electricity across the street from Regatta, and XCEL has to reroute before any more construction can take place. Nothing else happens until Phase I (building the new King Soopers store and gas station) is done-the goal is this summer. When that is complete, they can move on to the retail stores (7-10 businesses), the low-cost housing (and condos if the Colorado legislature can finally pass a bill on construction default), and lastly, a Class A office building; the goal for the southern part of the property is 2019. The southern section will include structured parking as well. Also, don't forget the pedestrian bridge to Nine Mile. The city plans on working a private/public partnership but must also work with RTD and CDOT (Parker Road). That's a lot of cooperating that must be done! At least, they know where the bridge will go and it will take care of bikes as well as pedestrians.

A question was asked if residents can help move things along. The response was: not at this time but if things need a nudge, they will let us know. Of course, there will be updates as construction progresses.

There will be a new Regatta Plaza built- maybe, just as fast as we would like!

Property Manager

Earl Johnson

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(This is a 24-hour number for emergencies.)

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HOA BOARD

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VICE-PRESIDENT

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303-695-0916

SECRETARY

Kittie Arnold
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Lynnell Britt
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AT-LARGE

Tom Nall
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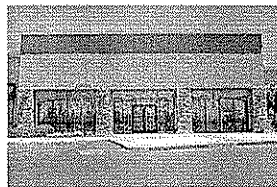
COMMITTEE

Architectural Control

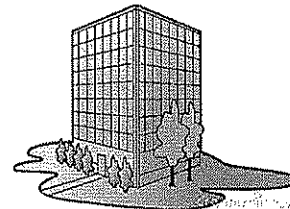
Maria Baker

Lynnell Britt

Tom Nall



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Board Bytes

Innsbruck in Aurora HOA Board of Directors Meeting March 8, 2017

The meeting was called to order at 2 p.m. at Western States Property Services. All board members were present as well as Earl Johnson. The minutes from the last meeting were approved.

BUSINESS:

Our lawyer for the law suit brought against us was present. He asked questions for forms that needed to be turned into the judge and answered some of our questions. If we go to trial, it will be in May.

A resident damaged a portion of his garage and his insurance will be picking up the cost of repair.

The tax returns were signed as well as the Landscape Contract for 2017.

Earl has reserved dumpsters for our garage sale and letters to residents in violation of covenants were reviewed.

FINANCIAL REPORT:

We are in good shape financially. Our lawyer is being consulted about one resident's failure on her payback schedule for a long-standing delinquency as to whether we should foreclose at this time.

PRESIDENT'S REPORT:

The newsletter format was discussed including possible topics. A resident had asked several questions and those were discussed as well.

Meeting was adjourned and we will meet again on May 10th.

What to do if...

Are you concerned about burglaries or theft? Actually, we live in a safe neighborhood but really nowhere is totally safe anymore. In our police district from 1/23 to 2/19 and specifically in our area (between Iliff and Yale), there were 0 robberies, 2 burglaries further east of us, 1 car break-in, and 0 MVT-motor vehicle thefts—mostly they were east or some south of the streets mentioned. By far, incidences for cars were dominant in the total district. We have had vehicles broken into and money and/or property taken mostly from those parked in their driveway but also vehicles in the garages. House and vehicle break-ins are almost always because windows, doors, vehicles were NOT locked. People have made it easy for the crooks and that's what they're looking for- an easy crime. Police recommend that you lock all vehicles, all home doors and windows. If you are still concerned, you may have our PAR officer, Officer Patty Southwick, come to your home and do a Residential Security Survey. The intent is to give suggestions on possible ways to make your property more secure. Her phone number is: 303-739-1826.



President's Pen.....

Spring is officially here! We have signed our Landscape contract and if, at any time, you have an issue with the job that was done (mowing, trimming, etc.), please let Earl know so that we can address the issue. Remember that bush pruning will take place shortly and if you have a special request (pick up of tree branches that you have trimmed in your patio area, bushes trimmed below window level, etc.), again, let Earl know. Gutters are also cleaned out in spring.

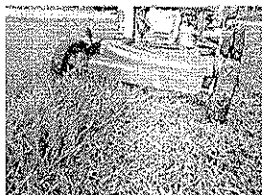
When you pick up your mail do you look at the information in the bulletin board? Most of the information is changed monthly and most of it pertains to activities, etc. that the city of Aurora has planned. Some examples would be: free recycle days, free concerts, free document shredding, holiday celebrations, etc. Also, there may be information about activities or meetings for Innsbruck residents. So, take a peek next time you're at the mailbox. If there is something you would like to advertise, please drop it off at my place and I will put it in the bulletin board- it's a better option than taping to the boxes.

I mentioned in the last newsletter and I'm mentioning it again in this one. Pick up after **your** dog! I have received several complaints about dog waste in common areas. Some owners still think that a dog's poop is fertilizer—it is not! It is a health hazard. Nobody wants to step in it and nobody wants to smell it. **Your dog, your responsibility.** Unfortunately, there is no way we can punish those who don't do their duty unless we see them first hand or have a photo. I thank those residents who do the right thing by picking up the waste.

If you have questions about Innsbruck covenants, who is our insurance company, what is your responsibility or what is the HOAs responsibility- PLEASE- go to our website (address on back page of newsletter). Only if you cannot find the answer to your question should you call Earl. It is an inefficient use of his time and yours to call him when you are perfectly capable of finding the answer yourself. Thanks.

At our annual meeting in October, we will be voting for a new board member. You must be an owner, not a renter; and be able to attend board meetings every other month. Obviously, it is an unpaid position but it does give you a perspective on how our HOA operates. It is an opportunity to do important volunteer work and be of service to residents and yourself. Have more questions? Give me a call or drop by. I'm looking forward to more involvement in our community.

Your president,
Maria Baker



Innsbruck in Aurora

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Website: www.InnsbruckinAurora.com

Official Neighborhood Newsletter

Important Dates:



June 10th [dumpsters have been reserved]



Innsbruck Annual picnic-September 9th



October 11th