

Innsbruck in Aurora



Volume 12 Issue 2
March/Apr. 2019

Are you a responsible pet owner?

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One of the biggest complaints we usually get is that people do not take responsibility for their pet waste. Pet waste removal is an important tenet of responsible dog ownership. The first step is picking up what your pet leaves behind. The second is making sure it is disposed of properly. A common misconception surrounding pet waste disposal is that Fido or Fluffy's waste serves as a natural fertilizer and can simply be collected into the garden, flower bed, or lawn. **Dog owner's take note:** This is not true. In fact, leaving pet waste on the ground or concentrating it in one specific area of the yard can seriously harm soil quality and can be dangerous for both families and their pets. Some of it has to do with their diet. As a rule of thumb, in order for waste to be used as an effective fertilizer, it must consist mainly of digested plant matter- dogs are carnivores, making their byproducts unsuitable for soil enrichment. As simple and natural of a solution as it may seem to just leave it, not picking up the waste is actually bad for the environment and also presents hazards for you, your neighbors and your pet.

As I have mentioned many times previously, dog waste carries disease-causing bacteria that can be transmitted directly to humans and make them sick. Ringworm, roundworm, salmonella and giardia are examples of such bacteria, all of which are found in dog feces and are easily transferable upon contact. Roundworm, for example, is one of the most common parasites found in dog doo and it can remain infectious in contaminated soil and water for **years**. A recent CDC study found that 14% of Americans tested positive for roundworm. It also effects the quality of water as it can pollute by runoff into water sources.

Pet waste should always be picked up right after your dog 'does his business' or removed as soon as possible from your patio area. The best way to pick it up is turning a plastic bag inside out and pick up the waste and then pull it through until it is now 'in' the bag. Tie a knot and then, in the most perfect of worlds, you would bag it again (to make sure the bag doesn't break and expose the garbage collectors to coming in contact with the waste).

In order to assist you (in case you can't seem to come up with some plastic bags to carry around when out with your pet), the board approved buying four dog stations. They are a pole with a plastic bag dispenser and hopefully, we'll be able to find a basket/trash can that can be attached so you may dispose of them there as well. Right now, they are on backorder but, as soon as we get them, they will be installed. They will be placed at the northwest end (lots of poop in that area), near the pool in the big commons area, and near the Yale mailbox and at the Peoria mailbox (as people walk their dogs on that sidewalk frequently). This is sort of a test- if people use these stations, we will be open to buying more.



OR



Board Bytes

The scheduled Board of Directors meeting was called to order at 4 p.m. on March 11, 2019. Board members present were Kittie, Martin, and Maria. Our property manager was also present. The January minutes were approved.

Business

- A review of the trees removed was given (3 pines and 1 elm)
- New light fixtures for the garages was approved. Our electrician made a great savings deal on the fixtures and the bulbs.
- New pool furnace has been installed.
- Discussion on owner fence/gate replacement discussed
- Installation of dog stations approved – will start with four
- A landscaping update was given
- CCIOA information was given (laws governing HOA communities)
- Wall replacement approved to replace rotting timbers in NW area- work to begin next Fall
- A bid from Split Rail to repair fence damage as result of car accident accepted (paid by car owner's ins. Co.)
- Letters to owners reviewed re: lose dogs and removal of table in disrepair on common's patio
- Letter from Alpine Waste to inform their rates were increasing

Financial Report

As of February 28, 2019, we had \$305,762.12 in total assets and for one owner, we are pursuing a foreclosure.

President's Report

None

The meeting was adjourned, and we will meet again on May 6th at 4 p.m. in the management company's office.

How to unclog a drain (works with garbage disposal drain as well)

You will need baking soda and vinegar.

1st-pour a pot of boiling water down the drain.

2nd-pour ½ c. of baking soda down the drain and let it sit for a few minutes.

3rd-add 1c. of vinegar to 1c. of very hot water and pour this on top of the baking soda.

4th- cover the drain with a plug and wait about 10 minutes.

5th-pour 1 more pot of boiling water to rinse everything away.

There are also many products on the market that are biodegradable, have natural enzymes, and are safe and effective for all drains. Something like Green Gobbler or Flow! Tablets, etc. There are also 'snakes' that can be used to unclog drains. Products that can be purchased in stores aren't always safe to use in drains even though they say they are which is why organic measures are recommended. If what you try isn't working, you definitely need to call a plumber—do not ignore plumbing problems!

President's Pen.....



As noted on Nextdoor, I made an error in the last issue regarding the date for our garage sale. It will always be on the second Saturday in June and so the date is June 8th. Yes, we'll have two dumpsters placed on the north and south ends of the complex.

As noted in the Board Bytes, we will be replacing all the lights on the garages. They had become outdated and couldn't be replaced so we have purchased a replacement for all units. If you are one of less than five who had replaced your light fixture (without permission I may add) and you want to keep that fixture, be sure to let Mr. Huston (the electrician) know. They have been ordered and will be stored in the pool house until they are installed. Don't know when this will occur but installing 96 lights will take time once they have arrived. We will also start everyone off with a LED bulb that has a light sensor so that you simply keep the switch on all the time and the light will turn on when the light dims and turn off when it becomes light outside (just like the lollipop lights in the islands). Normally it is the owner's responsibility to change the bulbs on their garage. In case you're interested in what they look like, our electrician has installed the new model on my garage (he wanted to see if it would work as planned- it does).



Stop before you do any architectural improvements to your unit until you have gone through the committee first! Our governing documents require that the Association approve all proposed architectural changes before any work is started and if you don't, you're subject to dismantling everything you just did, thereby losing time and money on the project. The importance of this requirement cannot be overstated when you consider the reason for such a restriction. Membership in a community association requires compliance to pre-existing conditions and regulations. One of the biggest advantages of these conditions is the protection of our property values. The value of your home is directly related to the condition, appearances and aesthetics of our community as a whole. By regulating the kind and types of architectural changes that can be done, our Association is better able to maintain our property values. So, getting the Association's approval to all proposed architectural changes is not just a good idea to protect your investment, it is a requirement! EXAMPLE: we recently had a problem between two neighbors because one re-did his deck, without prior approval, in a multi-tiered fashion thereby, when standing on the upper level of the new deck, they would have a view of the neighbor's back patio and the neighbor felt he had lost his privacy. The person who renovated his deck was asked to submit his plan to the architectural control committee for approval- even though it was after the fact-and because it was appealing, the committee approved. They could have said no, and the owner would have been required to dismantle the entire job. Of course, this does not have a happy ending because the neighbor next door felt he had been treated badly- understandable. [The problem is that in all reality, no one has real privacy in their patio. I can look out my bedroom window and see into my neighbor's patio and some of the next one and there's certainly spaces between my pickets that anyone can look through.]

The city of Aurora has a new, free booklet called DIY & Do It Right Home Improvement Handbook out online or can be picked up at city hall's permit office. It is an informative guidebook to planning many different projects. It includes indoor as well as outdoor things you may want to do- the key is doing it right! I suggest that if you're thinking of making some changes that you read this and make your plans THEN ask permission before building or remodeling. You can send your request on the form in our covenants (it's on our website) to Earl and he will forward it to the committee.

Spring is here and everyone I know can't wait for winter to be over (even though it was great to add the much-needed moisture). With improvements to the weather that means more people will be out and about and I hope you don't forget we live in a shared community and that we must think of others, not just ourselves!

Maria Baker

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Official Neighborhood Newsletter

Important Dates:



June 8th, 2019



September 8, 2019



October 9, 2019

