

Innsbruck in Aurora



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May/June 2019

June 8, 2019

Property Manager

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Architectural Control

Maria Baker

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It's that time again-our annual Innsbruck garage sale open to all residents. We do have one exception this year however- the dumpsters. Yes, we'll still have them **BUT** they will be smaller and will arrive on **Wednesday**, the 5th instead of the Friday before our sale. The reason is the demand for these is so great that this is the best we could do SO, when they are full, I'll call to have them picked up. That means they could be picked up on Thursday or Friday before the garage sale. Therefore that means you must plan ahead. You must not fill above the line, nor put in paint, electronics, tires, oil, etc. Do not put overfill on the grass. We almost didn't provide this service this year, so your behavior with these this year determines if we ever do this again. They will be placed as usual-one on the north side and the other on the south side. The advertised time for the sale is 8 a.m. to 5 p.m. but you can open your door and close it at any time (people are always driving through here early so keep that in mind). Let's make money and clean out those garages so you can park your vehicle in the garage!

Board Bytes

The scheduled Board of Directors meeting was called to order at 4 p.m. on May 6, 2019. Board members present were Lynnell, Dani, and Maria. Our property manager was also present. The March minutes were approved.

Business

- Light fixtures are in and stored. An issue re: garages without lights was discussed and the electrician will see where he might be able to connect power to add an outdoor light. Installation should start soon.
- Pool furnace is installed and ready to go.
- Gates and privacy fences were discussed.
- Dog stations will be installed soon as they have arrived.
- Approval of quote for asphalt repairs was approved and work should be on May 23rd & 24th.
- Another discussion was held re: cars illegally parked.
- Board was informed of the landscaping updates.
- Our manager gave information re: new HOA laws that have gone into effect.
- Board viewed latest correspondence from residents.
- Pool to open on the 25th and we have volunteers opening and closing.
- Adams Roofing will be doing our spring cleaning of gutters when trees are all out.
- Informed of the smaller dumpsters available for the garage sale and their delivery date.

Financial Report

As of April 30, 2019, we had \$321,290.93 in total assets and the budget is pretty much on schedule.

President's Report

None

The meeting was adjourned, and we will meet again on July 1st at 4 p.m. in the management company's office.

Do you Know Where Your Water Shutoff is in your unit?

It is extremely important that you are aware of where your water shutoff is located. There is only one for the complex but each unit or building should have their own shutoff. Since we had several contractors who built units in this complex, there are differences where the shutoff is located. Most have them in the basement on the wall facing their patio area but some are located sometimes outside on the edge of their fencing of the end unit. Why is it important to know where the shutoff is located? If you have a leak or a plumber needs to do repair work that requires the water to be shut off, you'll need to know this. Prior knowledge is essential! Sometimes repairs needed require that we shut down the entire complex and you will be informed of that with a note on the bulletin boards and/or notice on Nextdoor.com. Take the time, if you don't know where it is, to find where your shutoff is and save yourself any future troubles.

President's Pen.....



Had enough of the rain and snow? Hopefully, the weather will improve and we can start spending more time outside.

The dog stations have been installed but at the time of this writing, the bags had not yet been put in the container (as soon as Earl returns from vacation, we'll have access to those). Please use the bags and put them in your trash container when you return home. No one wants to step in or see your pet's poop. Thanks.

The pool has opened and maybe you will have noticed some of the changes made over the closed season. Some of the grass was removed and improvements were made to the pool house- hopefully it won't flood anymore! The old furnace was replaced and we should not have any issues about the water being too cold. We resurfaced the concrete around the pool. It has an added texture so that you are not suppose to slip but be sure you and your children don't run anyway. Same furniture and I hope you take the time to put down the umbrella if you put it up (wind shears in the afternoon/evening break them if open). Please obey the rules- they are for your safety. That means NO alcohol, NO diving, NO propping open the gate, etc. We have included a summary of the rules in this newsletter and they are posted on the pool house door. Don't lose your privileges just because you didn't think the rules didn't apply to you.

Our usual spring cleaning of the gutters will be done shortly when the trees have finished leafing out so don't be too concerned if you hear someone up on the roof and don't be surprised if you see some 'crud' on your patio.

The asphalt patching should also have been done by now, weather permitting. At this time, we are doing the infared patching- which means areas are heated, filled with asphalt and tamped down. As this is done during the daytime when most are at work, it should not cause any problems. In the fall however, we want to do more asphalt work that will require people to not drive cars in certain areas that have resurfaced. Don't worry, schedules will be given so you know when the work in your area will need to be done and you can plan where to park your vehicle.

I knew some garages did not have a light outside but after driving around twice and recording each time where we were missing lights I was shocked to find out that there is something like 23 units without a light outside. Since we purchased enough lights for every unit, the electrician will be figuring out where he can connect to the electricity to install the lights. Hopefully then, all units will have this feature. Remember, when your light is installed to keep the switch on as the bulb we will put in the light fixture has a sensor to turn on at dusk and off at dawn. No work on your part to have a light that shines every night.

Hope you participate in the garage sale or at least walk around and introduce yourself to your neighbors!

Maria Baker



Innsbruck in Aurora

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Official Neighborhood Newsletter

Important Dates:



June 8th, 2019



September 8, 2019



October 9, 2019

