

Innsbruck in Aurora



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Property Manager

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HOA BOARD

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TREASURER
Lynn Britt
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Dani Dorra
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COMMITTEE

Architectural Control

Maria Baker

Kittie Arnold

Martin Waters

Why should you volunteer to be on the HOA Board?

We will have one board member vacancy this October. To qualify to be on the board you must be an owner in good standing and be able to attend board meetings held every other month (a total of seven meetings per year which includes the annual meeting). The dates and times are discussed each year to accommodate the majority of the board members- right now, we meet on the 1st Monday of the month at 4 p.m. at our manager's office. We would expect you to come to each meeting prepared by having read the agenda and of course, have read our rules and regulations. Throughout the year, Aurora offers free roundtables that would be helpful to new board members – they are voluntary.

Why is it important to be on the Board?

- Everything that is done is important to the community
 - *enforce the rules and/or create or delete rules
 - *make sure rules are enforced fairly/equally
 - *approve a budget
 - *collection of maintenance fees
- Assure the association's stability by maintaining the property
 - *hire landscaper/snow removal company
 - *hire property manager
 - *maintain infrastructure
 - *hire someone to maintain the swimming pool
 - *have a plan for delinquencies
 - *hire an attorney
 - *hire an insurance provider
- Give back to your community and neighbors
- To be educated on the many facets of running a community association together with your neighbors that protects our property values
- Provide an opportunity to contribute to the community while having a chance to express your opinions and influence our future
- It's VOLUNTEERING which makes you feel like you can make a difference

Having an HOA Board is democracy in action! Think about it—

Annual meeting is **October 7th** at the Doubletree Hotel
Registration starts at 6 p.m. - meeting starts at 6:30 p.m.

Board Bytes

The scheduled Board of Directors meeting was called to order at 4 p.m. on September 9, 2019. All Board members were present as well as our property manager.

Business

- The picnic held on the 8th was discussed- people seemed to approve of the meal by Famous Dave's and we had between 50 to 55 people attend which is higher than past years. Setup for the tables/canopies and the food all were done on time as well as the take down. Even the weather cooperated!
- The annual meeting agenda was discussed. Every owner will receive materials in the mail.
- An approval of an increase in the maintenance fees for next year was given and discussion was held about how often those fees should be increased.
- Review of the seal coat project will be done upon completion of the project.
- Members were given landscapers contract for this winter and next year. We will wait for another bid before we approve any contract.
- Approval was given on the Atlas Concrete bid to correct concrete issues.
- Insurance renewal was discussed- becomes more complicated each year. Earl will present information to the residents at the annual meeting.

Financial Report

We are on budget for the year and the delinquency report involved very few units.

President's Report

None

The meeting was adjourned, and we will meet again at the annual meeting on October 7, 2019 at 6 p.m.

Did You Know?

It is very critical that, as one resident pointed out, that you are diligent in making sure your dryer is cleaned of lint on a regular basis. Clumps of lint can kill the efficiency of the dryer, clothes take longer to dry thereby using more electricity, can cause accumulation of moisture in the lines which may freeze in the winter or cause electrical problems / rust, but most importantly, built up lint can cause dryer **FIRES!** There are over 15,000 dryer fires each year.

What can be some warning signs?

- drying time takes longer
- notice a burning smell
- vent hood flap doesn't open properly
- longer than a year since your last inspection

Keeping vents in shape keeps the dryer in shape!

President's Pen.....



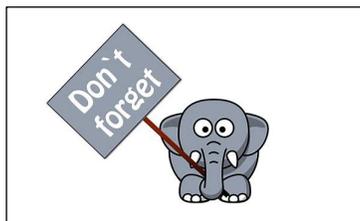
All year I have had on the back of the newsletter a date of October 9th as our annual meeting date. WELL, I recently found out that we were not able to secure our venue for that date and it has been changed to **October 7th**—Monday instead of Wednesday. Sorry about that- you'll just have to DVR your favorite programs and make your way to the Doubletree Hotel off of Iliff and enjoy a water or coffee and their famous chocolate chip cookies. Every year it feels like I say the same things about the annual meeting. Since we have several new owners, think I'll just mention those same things again! **YOU NEED TO GO TO THE ANNUAL MEETING!** Not only is it your civic duty but aren't you curious why we're raising your maintenance fee? Don't you have questions you want answered? Don't you want to know what projects we plan to do? Aren't you curious how we spend your money? Don't you want a chance to meet the board members and actually match a name to a face- that includes our property manager? Maybe you would also like to meet some other people who live in our community (especially if you didn't go to the picnic). Geez- it's only ONE day a year- it's only about ONE hour of your time and it's about the place where you live. Make it to the meeting!

Speaking of once a year—we just had our annual picnic. It was our best attendance ever (and that's with some of our 'regulars' not attending!) People seemed to enjoy the food and some actually chatted with their neighbors. I understand people are working or have other obligations but, really? We're back to that "it's only once a year". You do know the statistics say that if you know your neighbors you are safer. It is free besides so, I have no idea why some of you choose not to socialize with people you live next to or across from you. Just go ahead and drive into your garage, close the door and say nothing to those who live here but it shouldn't be that way.

The pool is closed for the season and we will be finishing the extra coating on the deck to make it safer (we did add to around the ladders and shallow end about a month ago). Our asphalt seal coat is almost complete. Vehicles have been towed, residents have been woken up to move their cars, and some seemed to have driven on sections where they were not allowed to drive, but for the most part, it went well. This fall will be concrete work done as usual and we will be replacing the rotten timbers on the wall at the northwest area.

Predictions for this winter are colder and snowier than usual east of the Rockies. I'm not looking forward to that! We've been lucky the last several years with no really big storms but maybe our luck has run out. Just be prepared.

Hope to see you in October at the Doubletree---Maria Baker



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Official Neighborhood Newsletter

Important Dates:



June 13, 2020



September 13, 2020



October 7, 2019

