



# INNSBRUCK

INNSBRUCK

Volume 10, Issue 1

Jan/Feb 2016

## ANNUAL HOA MEETING

February 3rd

6:30 pm

Doubletree Hotel

### Management Company

**Earl Johnson**

**303-745-2220**

( This is a 24 hour number for emergencies.)

On line for info and Documents:

[www.wspis.net](http://www.wspis.net)

**Western States Property Services**

**9145 E. Kenyon Ave #100**

**Denver, Co 80321**

**FAX: 303-745-3335**

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### HOA BOARD

PRESIDENT

Maria Baker

303-671-8040

VICE-PRESIDENT

June Robinson

303-752-2013

SECRETARY

Kittie Arnold

303-751-3396

TREASURER

Mary Ellen Markel

303-695-0916

Tom Nall

303-369-0353

### COMMITTEES

ARCHITECTURAL

CONTROL

Tom Nall

Maria Baker

Mary Ellen Markel

NEWSLETTER

June Robinson

303-752-2013



February

14th



FEB  
**29**

366 days in  
Leap Year



# BOARD BYTES: January 13, 2016

The Board of Directors meeting of Innsbruck in Aurora Townhome Association met at the offices of Western States Property Services at 2:00 pm. Those attending were Maria Baker, Tom Nall, Mary Ellen Merkel, June Robinson and Kittie Arnold. Earl Johnson from Western States also attended.

Special guest, Angela Belgeri, from Alpine Trash services, discussed how the trash company could serve the community better. The Board agreed that the trash, including the recycled trash, would be put out on the curb by 7:00 am beginning February 1st. This will save the association about \$2 per household. Maria Baker will have signs to put on the "recyclable" trash container to be picked up at the Annual Meeting.

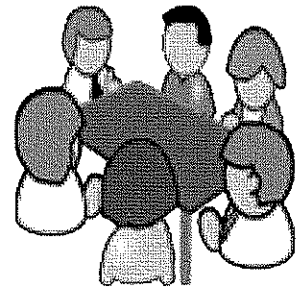
**BUSINESS:**

- A.** Asphalt Repairs have been completed.
- B.** Concrete Repairs are on hold until warmer temperatures in the spring.
- C.** Gutters Cleaned. Done.
- D.** Reimbursement for repair of fence that was hit soon after it was installed. 100%.
- E.** Letter from a Homeowner wanting commercial vehicles be allowed to park in the neighborhood. The Board turned this down as per our condo by-laws.
- F.** Complaint Letter was issued to a resident who continued to park in visitor parking after receiving a notice to not park there. He received a \$50 fine and his car was towed. That cost \$80 a day.
- G.** Annual Meeting information: A speaker was discussed. Information about what will be discussed. Results of the survey of neighborhood. 2015 Year End Financial report. Budget for 2016 reviewed. Nomination & election for one Board member. Open Forum: Perimeter fence, asphalt repairs, Insurance.
- H.** Other: Our new PAR Officer is F. Moreno.  
 Take time to find out where your **Water shut off valve** is located. Defrosting from the freezing temperatures can cause a lot of damage to the home.  
 Find your **GFI** (ground fault interrupter). If you have an overload that causes your lights to go off, just push the red button to reset.  
 Hopefully, all homeowners have disconnected all outside hoses to water.  
 To check if your toilet leaks, put food coloring in the tank & wait to see if it leaks into the bowl without a flush. Help save the Association money by not just letting a leaky faucet run when it needs fixing.

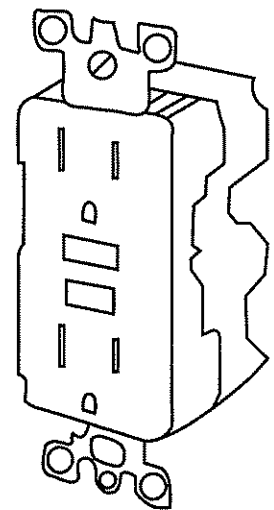
**FINANCIAL REPORT- December to Year-End:** The year ended with over \$145,000 in reserves. The Delinquency Report is better. The ones with the most owed have been making payments to catch-up.

**PRESIDENT'S REPORT:**

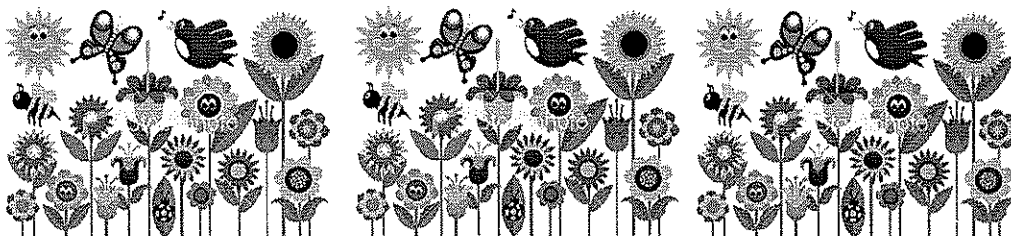
Maria Baker asked that the flower bed be tilled up to get rid of the grass that is taking over before replanting. \$300 was approved to help with the work and plants. Innsbruck's next picnic will be September 10th, 11:30 till 1:30 pm. The next Board of Director's meeting will be March 9th.



**No  
commercial  
vehicles**



**GFI**



## President's Pen

I was reading an article from the December 7<sup>th</sup> High Country News and saw a quote from a Dennis Sonkoi, a Kenyon doctoral student in anthropology. I thought it worthy because I saw a connection to my attempts to get you to come each year to our annual meeting. He said, "If everyone would start by thinking, 'I am a part of the community, and I am part of the solution-searching team for my community,' then that can change the mindset from an individualistic way of looking at life to a collective pool of ideas." Think about it. Our annual meeting is February 3<sup>rd</sup> at the Doubletree Hotel with the meeting beginning at 6:30 p.m. If you absolutely cannot attend, please sign the proxy and return it to Earl or myself. For new residents, all owners receive a packet in the mail at least ten days before the meeting that contains the agenda, a proxy, etc.

We have renegotiated our contract with Alpine trash company and starting the first week in February (which is also a recycle day), you will be expected to put **ALL** trash at the curb by 7 a.m. You will be receiving a letter to explain the new policy along with the 2016 recycle schedule. This move will save us about \$250 a month and should prevent people's trash from not being picked up. If you are unable to follow this procedure due to a physical ailment, please call Alpine and let them know and they will pick up at the bin (that would only be about 2-3 people). I have also asked for more recycle stickers and if you need any, I will bring them to the annual meeting.

Remember, due to the weather, all of our concrete jobs have been postponed until probably in the spring but all the asphalt repairs were made.

It is surprising what people don't know about home ownership. If you haven't already, please look for the water shut off in your home (usually in the basement). In case you ever have a plumbing problem, turn the water off! Then call a plumber. Some people have just let a problem continue without doing anything to resolve it- for example: if the water in the shower just keeps dripping and won't completely shut off, residents have been known to just live with the inconvenience. Not only is that a waste of a precious commodity, but also it can damage walls, floors, etc. There are a few units in Innsbruck that do not have an inside water shut off. Be sure if you are one of the few or not!

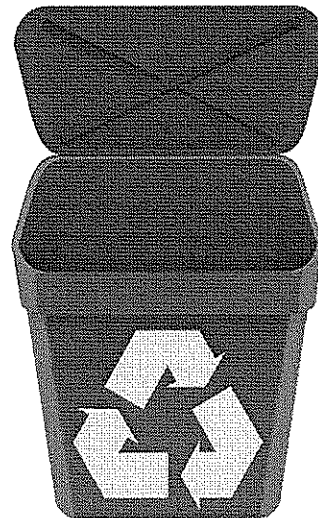


**HOME**  
IS WHERE THE  
**✓ VOTE** IS

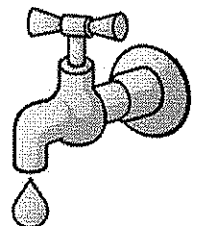
**INNSBRUCK ANNUAL HOA  
MEETING**

**February 3rd @ 6:30 pm  
DOUBLETREE HOTEL**

**TRASH MUST BE ON CURB**



Know where your water  
shut off valve is located.



Repair all water leaks.

## INNSBRUCK

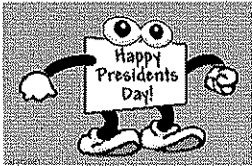
**Earl Johnson, Manager**  
**C/O Western States Property**  
**Services, Inc**

9145 E. Kenyon Ave. #100  
Denver, Co 80321

Phone: 303-745-2220

Fax: 303-745-3335

Official Neighborhood Newsletter



2/15

We're on the web!  
[www.innsbruckinaurora.com](http://www.innsbruckinaurora.com)

## INNSBRUCK REAL ESTATE MARKET

### June Robinson

Broker/Owner

### 303-752-2013

[Robinsonrealty@comcast.net](mailto:Robinsonrealty@comcast.net)

# Robinson Realty

### **SOLD LISTING: (last 6 months)**

SOLD PRICE	STYLE	SQ FT	FINISHED SQ FT	BEDRMS	BATHS	OWNER TYPE
\$212,000	2 Story	1112	1624	3	3	Individual
\$222,000	2 Story	1612	2482	4	3	Individual
\$205,000	2 Story	1442	2100	4	3	Individual

### **ACTIVE LISTINGS: NONE**

### **UNDER CONTRACT: NONE**

(CALL FOR A FREE MARKET ANALYSIS OR TO PURCHASE A HOME)

Values are going up! June Robinson 303-752-2013