

Highland Park Condominium Association

BOARD ACTIVITY

- The city offered to replace a tree in front of Building C, however, this required the removal of the two boulders currently in that area. Due to cost, the board voted to cancel the tree planting.
- The Board investigated reports of water damage on garage doors. It was determined that garage door repair and replacement is the responsibility of individual homeowners, not the HOA.

REQUIRES HOMEOWNER INPUT

- Choice Mechanical provided a quote of \$380.00 per unit for replacement of hose bibs (spigots) which were originally installed without fall for drainage.
- ***This repair cost is owner responsibility as the spigot directly serves individual units. Please contact Capitol Hill Management if interested in replacement.***
- Please winterize spigots in late fall if not interested in replacement to avoid pressure splits, and avoid using spigot during winter months.

COMPLETED WORK

Work was recently completed on:

- New rock added to grounds between buildings B & C, tulips relocated, weeds pulled, gravel tidied, plant added between B-107 & B-108. Excess mulch redistributed on property.
- Broadleaf weed treatment was applied to turf.
- Tom, our general maintenance partner, painted concrete walls on south side of building (earlier this season).

ITEMS IN DISCUSSION

These items are still in discussion by the board:

- Request bid to clean and maintain roof on buildings A, B, and C in late fall.
- Discuss replacement of mulch on property in Spring 2017.

Current Board of Directors:

President: Susan Key
VP/Treasurer: Marcia Lotito
Secretary: Eva McMullen

Property Management:

Shannon McCarthy
400 S. Colorado Blvd Suite 360
Denver CO 80246
303-320-1660
CHillHOAMng@gmail.com
Office hours, by appt only:
9AM-5PM Mon-Fri



Find accounts payable
and insurance info:
www.chillhoamng.com

SAFETY ANNOUNCEMENT

It's Back to School season. If you notice young loiterers on the property, you are encouraged to call the North High School Truancy Officer.

Cindy Gomez
720.423.2714

Highland Park Condominium Association

ANNOUNCEMENTS

- We had a problem with the sprinkler system that has been repaired, which caused sections of lawn north of and between Bldgs B & C to become distressed. These areas will be receiving additional water in the next few weeks to correct the problem.
- An in-person board meeting is scheduled for Tuesday, 7/19 @ 6pm @ the Garbanzo Mediterranean Grill, located at 3453 W. 32nd Ave. Owners are invited to join and raise issues during the owner's open forum.

A few friendly reminders:

- BBQ grills are **not** allowed on decks. Grilling must be done at least 10 feet from any building structure. The Denver BBQ Ordinance may be accessed on our link on chillhoamng.com.
- Please keep our property safe! Ensure garage doors stay closed and try not to keep valuables visible in parked cars.
- If you are a landlord, please forward these reminders to your tenants.

COMPLETED

Work was recently completed on:

- Addition of a new back-flow unit, and replacement of a valve in the sprinkler system.

IN DISCUSSION

Management and the Board are actively discussing these items.

- No new projects are being planned at this time.
- Owners are invited to submit requests or raise issues to management over email or at the next board meeting.

KEEP AN EYE OUT FOR...

- This month: Annual meeting agenda and proxy forms

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Reminders!

**July Board Meeting
OWNERS ARE WELCOME**

7/19/16
6:00 pm

Garbanzo Mediterranean Grill
3453 W. 32nd Ave

Highland Park Condominium Association

ANNOUNCEMENTS

- Please accept our apologies for the delay in having snow removed from the driveways after the recent blizzard. Metro MCM has addressed the issue that created the delay and has assured Capitol Hill Management that timely service will be provided in the future.
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- Please keep our property safe! Ensure garage doors closed and try not to keep valuables visible in your parked cars.

IN PROGRESS

Work is underway on the following:

- No planned work at this time.

IN DISCUSSION

Management and the Board are actively discussing these items.

- A legal review/update of our governing documents, to align with new Colorado perspectives and regulations

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Reminders!

Annual Meeting PLEASE ATTEND

5/17/16
6:00 pm
Rudolfo "Corky" Gonzales
Eugene Lucero Room
1498 Irving St, Denver, CO
80204

Highland Park Condominium Association

COMPLETED

The Board has executed a number of projects recently. Thank you to homeowners for accommodating the workers.

- Seasonal tree trimming
- Minor roofing updates on Buildings A and B
- Edison window installation on 10 units
- Deck staining and balcony repair as needed (Still in progress, to be completed soon)

IN DISCUSSION

Management and the Board are actively discussing these items.

- Sprinkler system maintenance
- Summer/fall landscaping
- Streamlining and revising the rules and regulations
- Annual meeting planning
- A legal review/update of our governing documents, to align with new Colorado perspectives and regulations

BUDGET

From a financial perspective:

- Management feels like we're in a good place
- Our revolving budget is adequate for operating cost projections
- The board continues to focus on making deposits into the reserve account to prepare for future needs.

KEEP AN EYE OUT FOR...

- March/April: Annual meeting paperwork
- May: Annual meeting invite

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Reminders!

Keep our property safe -
do not keep valuables inside
cars and remember
to close garage doors.

Annual Meeting: PLEASE ATTEND

5/17/16

6:00 pm

Rudolfo "Corky" Gonzales
Library meeting room
1498 Irving St, Denver, CO
80204