

CVC&A

MAY 2009

Please Visit Us at: www.camelbackvillagecondos.com

Community Updates

The Board of Directors: The Board consists of five (5) homeowners who volunteer their time to serve the community. They have the task of deciding the financial and contractual matters of the Association as well as reviewing homeowner letters, requests, correspondence and complaints. For those of you who do not know us we are:



Fred Ringwald (President)
Velma Kreiger (Vice President)
Al Paton (Secretary)
Richard Hoge (Treasurer)
Peggy Fleming (D@L)

For 2009, the Board meeting schedule will be the following: August 13th and Nov. 12th. Meetings will be held at Bldg. 2959 in the meeting room at 6 PM.

Important Notice - Interior Home Inspections of Plumbing Fixtures:

The Association has discovered that many of the interior plumbing fixtures in the community have reached their useful life expectancy and are failing. One example is where several homeowners tried to get hot water, it would not arrive and just ran cold water only. It turns out the mixing valves “inside the fixtures” in several unit bathrooms failed and caused this problem. We also found numerous leaking and dripping faucets and toilets. If you were not aware, the HOA pays for all water use in the complex so ensuring your fixtures are in good condition saves everyone money. And with the recent price increases from Colorado Springs Utilities, the water cost alone for this year was increased \$7,000.00 or 45%. **Rental Units:** Please ensure your tenants are checking these items as well and report to you any problems.

NOTE: see the attached letter from Olson Plumbing ~ they have replaced several of these shower mixing valves and are familiar with the community. You may contact any plumbing company of your choice to inspect and/replace your valves.

DID YOU KNOW: A leaking faucet wastes 6,100 gallons per month and costs \$18 a month; A leaking toilet “flapper” wastes 25,000 gallons per month and costs \$141 a month.



Z & R Property Management:

As our property managers, Z & R implements all of the Board's decisions. Any Association questions can be forwarded to Z & R at 594-0506.

Any homeowner who has a problem, comment or suggestion is asked to submit a letter to Z & R for proper follow-up and Board review.

The address for correspondence is
6015 Lehman Dr.
#205, Colorado Springs, CO 80918.

Emails can be sent to
Derek@Zandrmgmt.com

The emergency pager for non-business hours and weekends is 594-0506.



Other Items of Interest



Parking & Garage Use: There have been some concerns over parking. There are no assigned "open" spaces, they are first come, first serve ~ and are limited. As a reminder, the following Rules are in place:

A. No vehicle will be parked in any other area than designated marked parking areas or within a garage. Unattended parked vehicles impede access by emergency vehicles to buildings, fire hydrants, units and driveways. (Exception: moving vans/delivery vans requiring temporary access to a unit.) No car can go unmoved for longer than two (2) weeks. Residents are responsible for visitors' cars. Car repair prohibited except within enclosed garages.

B. Owners and renters who own or rent a garage will place their vehicles in the garage when not in use. Visitors frequently have difficulty locating parking spaces, and snow removal becomes difficult. Garage storage areas must be kept in an orderly manner and free from combustible materials so as not to cause a fire hazard.

C. No campers, RVs, trailers, dune buggies or boats may park in the complex, unless such vehicles can be stored in a garage, with the door closed, and not interfere with garage access by other owners of the same garage area.

D. All owners and renters should strictly observe the 10 MPH SPEED LIMIT, obey all stop signs and use caution at all blind corners within the condominium property.



Trash: Pickup is scheduled for Tuesday. Ensure all trash is placed inside your provided container. If you have problems with your trash removal, contact Mr. Ramos and Z & R. If you have special items for pick up (furniture, appliances, etc.), please contact Z & R and they will arrange for pick up and payment by the owner. Any excess trash should be placed in the totes provided at the rear of Building 2959.

Building 2959 - Patio Trash Storage: This patio area is for Mr. Ramos's use ONLY - if you have large items, hazardous materials or unique items to be disposed of, you must contact Z & R or arrange for the removal yourself. Persons caught leaving items in this patio area will be subject to assessment fines and other penalties related to removal and clean up.



Rental Properties: If you rent your property please provide Z & R with the tenant name and phone number for the Gate software & Association use. You must also provide a copy of the Rules to the tenants. Owner Directory: If you change your phone number or have new tenants move in, please notify Z & R so the directory can be updated.

Parking Rules:

As a reminder, if you own a garage you must park a vehicle in it as the primary space. You can not have your garage full with personal items and/or storage - it must enable the parking of 1 vehicle.

PETS: All pets must be on a physical leash when outside the home & be picked up after. Any owner/resident MUST receive a pet permit prior to the pet entering the community. Pets may be removed for violations.