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Please Visit Us at: [www.camelbackvillagecondos.com](http://www.camelbackvillagecondos.com)

WELCOME TO OUR  
NEW OWNERS &  
RESIDENTS!

# 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, the 2010 Board members are:



- Velma Kreiger (President)**
- Al Paton (Vice President)**
- Bob Wendt (Secretary)**
- Richard Hoge (Treasurer)**
- Peggy Fleming (D@L)**

For the remaining year, the last Board meeting will be on September 9th. Meetings will be held at Bldg. 2959 in the meeting room at 6 PM.

**Rental Properties:** If you rent your property **YOU MUST** provide Z & R with the tenant name and phone number and the Lease Addendum—see the Rules; the information will be used for the Gate software & Association emergency use.



**Owner Directory:** If you change your phone number or have new tenants move in, please notify Z & R so the directory can be updated.

**Automatic Dues Withdrawal:** Any owner can have their HOA Dues withdrawn electronically each month. There is no charge for this service. Your dues are withdrawn on the 2nd day of the month. This service saves the Association money. Please contact Linda or Audra at Z & R for further information, 719-594-0506.



**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

## Other Items of Interest

**NEW 2010 Rules & Regulations:** Keep an eye out for the updated set of Rules & Regulations the Board of Directors recently approved.

### **Did you know?:**

1. The Association pays for a once per year furnace inspection and filter replacement; using a medium grade filter. You may replace the filter more frequently during the summer or winter. You can use an allergy or high quality type filter at your expense.
2. If you have a wood burning fireplace, it must be inspected yearly and cleaned if necessary. This is a requirement of the Association's insurance carrier.
3. Owners are responsible for garage door openers, keypads and/or outside key

**Utility "Gas/Water" Savings:** We would like to thank all members for your individual efforts in reducing gas usage and conserving water. All owners are asked to monitor your gas & water use, install programmable thermostats, check your home for leaking fixtures, etc. We thank those who have installed new thermo pane windows and patio doors or installed new faucets and toilets. This provides the biggest gas & water savings for the budget. For more information, please visit: **www.csu.org**.

### **HOA WEBSITE !**

**www.camelbackvillagecondos.com**  
The Board has a website for our community. Please take a look and let us know if you have any suggestions or comments!

### **PET OWNERS!**

There have been reports of owners not cleaning up after their pets. A pet permit can be revoked with the pet being removed from the community. Please ensure you clean up after your pets to include the native and rock areas.

### **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.

**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.

