

NORTH END TOWNHOME CONDOMINIUMS

October, 2018

Dan Anderson C/O Metro Property Management, 10800 E. Bethany Drive, Suite 235, Aurora, CO 80014
Manager@MetroPropertyMgt.com 303.309.6220



North End Townhome Condominiums Inc. 2018 Fall Membership Meeting Tuesday, November 6, 2018

Annual Meeting 6:30 followed by a Board Meeting
Location: The Louisville Library, 2nd Floor Meeting Room,
951 Spruce Street, Louisville, CO 80027

Please plan to attend the 2019 Budget Ratification Annual Meeting, detailed information enclosed. If you are unable to attend, please complete the enclosed proxy and give it to a neighbor who will be attending the meeting. You may also drop it off at board member Tammy Fredrickson's home at 2128 D Hecla Drive. Tammy has a basket outside her front door or mail to Metro Property Management, 10800 E. Bethany Drive, Suite 235, Aurora, CO 80014.

We are mailing this edition of our newsletter to ensure all owners receive notice of the meetings plus have a copy of the Adopted 2019 Budget. Last year your HOA board was able to hold the monthly HOA Fee at the same level as the previous year. At the time we indicated that we could not promise this for the 2019 budget. Due to a large increase in our water bill, approximately a 25% over 2018 and a 6 to 7% increases in other expenses it will be required to make an adjustment to the monthly HOA dues. While none of us are happy about this, it is needed to keep our association on a sound financial footing.

We look forward to seeing you in November.

Enclosed you will find the Official Annual Membership Meeting Notice

Let's Get Neighborhood-y!

North End is a great place to live!

Last month, folks gathered for a picnic that was organized by a fellow homeowner. I think it's safe to say everyone in attendance had a great time! Want to have more neighborhood events like this? Want to help make our neighborhood an even better place to live? Join the Social Committee to make an impact! Ideas for events may include:

- Neighborhood garage sale
- Neighborhood BBQ or Food Truck night
- Neighborhood Treats Exchange
- Neighborhood Volunteer Day at Balfour

Let the Board know if you are interested in taking part.



LET IT SNOW, LET IT SNOW, LET IT SNOW

Before you know it, snow removal season will be here. It has always been difficult for the HOA to find space for snow storage during even a moderate snowfall. With the development in Block 10, we can no longer use that space to pile snow. As such, Metco and the HOA have to get creative.

The alleyway behind the 2110 Building and the detention pond at the south end of the alley will be the main repository for plowed snow from Blocks 8 and 9. There will be some snow piles at the north end this alleyway between Buildings 2226 and 2250. Unfortunately, the majority of the snow from the Block 8 alleyways will have to be taken by front loader to the aforementioned areas in Block 9 since there is little room there for snow storage. This will be an added cost to our budget for snow removal.

Due to the limited space for snow storage, it is more important than ever to keep the alleyways clear. Please do not park your car, even for a short period of time, in the alleys. Any vehicle parked in the alley that impedes the snow plows will be towed at the owner's expense.

As in the past, the trigger snow level is 2 inches for both shoveling and plowing. On the days Metco removes snow, they will hand shovel a path from the sidewalk to the front doors of the townhomes and duplexes.

Snow melt buckets will once again be placed on the north side of Buildings 2270 and 2226 for safety purposes. Any homeowner may request an ice melt bucket delivered to their home for personal use by emailing our property manager, Dan Anderson at danderson@metropropertymgt.com.

If you need to contact the North End Townhome HOA, you may contact Dan Anderson, Association Manager at Metro Property @ 303-309-6220 or DAnderson@MetroPropertyMgt.com. If a communication requires board action, the board members will be notified of your concern/comments in a timely manner. If the communication is general in nature, it will be communicated to the board at the next board meeting. The North End Master HOA can be contacted through Cindy Henry at Cindy@MarkelHomes.com.

BOARD OF DIRECTORS

Dan Anderson

Metro Property Management
10800 E. Bethany Drive, Suite 235
Aurora, CO 80014
Phone: 303.309.6220
Fax: 303.309.6222

E-Mail: DAnderson@MetroPropertyMgt.com

WEBSITE: MetroPropertyMgt.com

President

Robert (Bob) Kudola

Vice President/Treasurer

Sandra (Sandy) Neville

Secretary

Tammy Fredrickson

NEXT 2019 BOARD MEETING DATE: TBA

WATCH THE WEBSITE FOR THE AGENDA AND SPECIFICS

OR CALL THE MANAGEMENT OFFICE AT 303.309.6220

Useful Contact Information

City of Louisville Main	303.666.6565
Louisville Police Department	303.666.8634
Colorado Division of Wildlife	303.297.1192
Louisville Library	303.335.4849
Louisville Fire Department Station 1	303.666.6595
Metro Property Management	303.309.6220
After Hours Property Emergencies	303.435.7577