

CONDOMINIUMS



Dear North End Townhomes Homeowner.

In an effort to save postage you will find the following enclosed information:

- > The 2020 winter newsletter, written and provided by the Board of Directors.*
- > A suggested personal insurance coverage letter provided by Henderson Insurance Agency. This is the Agency that holds the policies which insure the North End Townhomes Association. The Association cannot and does not directly endorse Henderson Insurance Agency. Their letter is included for informational purposes.*
- > Lastly, a second mailing of the Annual Zoom Meeting Notice. If you cannot attend the meeting, please complete and return your proxy so that the meeting can be held.*

HOA FEES

As members of the North End Townhome Condominiums we all pay a monthly HOA fee. Just what does this assessment cover and why is it different from the fee paid by other homeowners in the Master North End HOA.

To start, a little background. There are several sub HOAs within the North End Master Association. Association fees vary due to the type and style of the buildings, single family homes, townhomes, stacked condos. Each sub HOA is responsible for different levels of service depending on the type of homes within their HOA. I will only address our Association which is a mix of duplex and multi-unit buildings. All units within our HOA, whether duplex or multi-family are considered condominiums. As such we, the Association, are responsible for the maintenance of the buildings, common areas, insurance on the structures, some utilities, etc. So, the monthly fee covers items such as, water/sewer, irrigation, common electrical and waste hauling. Then there are operating costs, building maintenance, landscaping, snow removal and unexpected costs that occur throughout the year. Finally, administrative cost, the largest of which is insurance on the buildings and property.



For the Master Association most of these expenses are the responsibility of the single-family homeowners, not the master HOA. That is the prime reason the Master fees are so different from ours.

Snow Fall and Shoveling Trigger

As a Board of Directors, we are constantly looking for ways to make our funds stretch, such as allowing homeowners to do their own mulch this spring/summer, all while maintaining the character, safety and beauty of our neighborhood. With that in mind, we have decided to change the snow fall trigger, which is when our shoveling contractor comes by to clear the sidewalks, courtyards and pathways, from 2" to 3". We did some market research and realized that many HOAs in the area have aligned with the 3" trigger and over the years have noticed many times when shoveling wasn't needed, but the 2" snow fall trigger had the contractor out and charging the HOA.

We understand that this is a point of much discussion and every year Dan receives many emails about the need to shovel. Please keep in mind that while we set the trigger amount, it is ultimately up to the contractor to adhere to that number.



Holiday Season and Deliveries

The holidays are right around the corner and with that comes packages disappearing from porches. Please keep an eye out for your neighbor's property and alert the authorities of any suspicious behavior. Amazon now offers Amazon Hub Lockers that allow you to have your packages delivered there, under lock and key, rather than being left on front porches. You can find a list of those closest to the North End Townhome/Condominium Association at:



<https://www.amazon.com/gp/css/account/address/view.html>. Plus there are no charges associated with using these services.

Stay safe and have a wonderful holiday season



PARKING RULES AND REGULATIONS FOR THE HOA

Just a few reminders about parking within the HOA:

- **Please park your car(s) in your garage.** This frees up parking for visitors/vendors in the available parking spaces and helps protect your car from theft and hail damage.
- Residents may use the HOA spaces but are not encouraged to use them on a regular basis or for lengthy periods of time. This prevents other residents or visitors from using the spaces. If you must park a vehicle outside on a regular basis, please park in front of your home.
- Vehicles **MAY NOT** be parked on garage aprons if they extend onto the asphalt. Parking a car outside a garage that extends into the alley can block other residents from driving safely in the alleys and block trash trucks. The majority of garage aprons in the HOA are too shallow to park a vehicle.
- Campers and trailers are not allowed to be parked in HOA parking spaces.
- No alley parking at any time except for short periods to load and unload.
- Parking spaces in the HOA are for residents and visitors only. Visitors may park their cars on HOA property only when visiting a resident. There have been incidents where residents have given friends permission to park their cars on the property for lengthy periods of time.
- While not an HOA issue, but for the safety of our families, please do not park your car on Snowberry Lane or Hecla Drive within 20 feet of a crosswalk. It is difficult to see children crossing the street when a car is parked too close to the crosswalk.



Housekeeping Tips

Just a few items brought up by homeowners we'd like to pass along:

If you are noticing your dryer taking longer than usual to dry your clothes, you should check your vent to make sure it is clear of lint and debris. A few homeowners have had to have their dryer vents cleaned and cleared.



Please check your garage doors every few months to make sure the bolts holding them are tight. Our garage doors are very heavy and over time the bolts holding the sections together can become loose. When this occurs, there is more noise and movement of the doors when they are raised and lowered.

Please place your trash/recycle containers on your garage apron either the night before or the morning of trash pick-up day (currently on Wednesday). The empty containers need to be placed back in your garage by Wednesday evening. Do not leave your containers outside beyond those times as empty containers can be moved by the wind and block the alleyways. Waste Connections delays trash pick-up by one day on specific holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving, Christmas). The holiday collection schedule will run 1 day late if your normal pickup day falls on or after the holiday within the same week. Trash delays can also occur in the event of inclement weather. Waste Connections lists delays/alerts on their website at <https://www.wcdenver.com/residential>.



NEED HELP?

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 Residential Master Association can be contacted through Advance HOA Management, Inc. at melissa.sykes@advancehoa.com

BOARD OF DIRECTORS

President

Robert (Bob) Kudola

Vice President

Sandra (Sandy) Neville

Secretary/Treasurer

Shannon Plumb



ANNUAL MEETING OF THE MEMBERSHIP DATE:

Monday, November 23rd at 6:30PM. A brief meeting of the Board will follow.

Due to Covid-19, this will be a virtual zoom meeting.

Specifics are enclosed

OR CALL THE MANAGEMENT OFFICE AT 303.309.6220



Useful Contact Information for

North End Townhome Condominium Residents

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	720.609.1367

E-Mail: danderson@metropropertymgt.com

Phone: 303.309.6220

Fax: 303.309.6222