

# NORTH END TOWNHOME CONDOMINIUMS

March 2021

Dan Anderson C/O Metro Property Management,  
10800 E. Bethany Drive, Suite 235, Aurora, CO 80014  
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## Insurance Coverage

Farmer's Insurance Policy renewed on November 1, 2019 at a 5% wind and hail deductible. What does that mean for you the homeowner? Basically, it means that if North End Townhomes would happen to get another hail storm like the one in July of 2019, the Association's deductible would be \$675,695.00. As of today, the North End Townhomes Reserve Account would not come close to supporting this amount and a Special Assessment would most likely be imposed. Each unit would be responsible to pay 1/47th of the deductible which equates to \$14,376.49. If not already in place, you are strongly encouraged to add a Loss Assessment Endorsement on to your HO-6 Policy which would cover no less than your portion of the deductible. Please know that some insurance carriers may claim that you have Loss Assessment Coverage but may also limit the payout to a \$1,000.00. Protect yourself by confirming that your policy clearly spells out the amount of coverage you can expect in case of another wind/hail event. We suggest carrying no less than \$20,000.00 of Loss Assessment coverage.

Respectfully,

Dan Anderson II  
Community Association Manager  
Metro Property Management  
10800 East Bethany Drive, Suite 235  
Aurora, Colorado 80014  
303-309-6220  
Fax 303-309-6222



## UPDATE ON HECLA LAKE OPEN SPACE

In the summer of 2020, the North End Townhome HOA adopted the Hecla Lake Open Space as a community building project. Since that time, there has been two volunteer work opportunities that involved weed pulling and removal of bushes/trees identified as invasive or noxious. Approximately eight members of our community participated in these activities.

2021 will provide us more opportunities to keep our Hecla Lake Open Space well maintained and beautiful. Trail volunteer activities will be posted at the lake and in a blast email sent by the HOA with the date, time, information about the event, and how to sign up. Volunteers must sign up with the city Open Space Division as groups are limited to 25 individuals. The city provides materials for the projects and Covid-19 guidelines are closely followed. Those HOA residents who volunteer will also receive an Open Space Volunteer t-shirt for their efforts.

If you are unable to participate in the organized events, you can still help keep Hecla Lake Open Space clean and trash free. Take a bag with you on your next walk and pick up trash that has been dropped or blown onto the open space. If you walk your dog around the lake, pick up dog waste and dispose of it properly. Dog waste bag dispensers are located on the west and east sides of the lake for your convenience.

Lastly, Louisville will soon erect a sign on the lake trail designating the adoption of the Hecla Lake Open Space by the NE Townhome HOA. Keep an eye out for it.



## North End Townhome Condominium

Last year, we painted units 2146 and 2164 in block 8. This year, the remaining unit (2110) of the block 9 homes will be painted. This will complete our first six-year cycle of exterior painting of all units in the HOA.



We have, under contract the same company that worked with us last year; at this time, we do not have a date scheduled for when the work will begin. As soon as the contractor has firmed up his summer schedule, we will notify the effected homeowners. As was the case last year, the contractor will need to place a small dumpster plus small paint storage container, (15' - 20') long each, on site - most likely located in visitor parking. They will be removed from the property as soon as the project is complete.



## 2021 Painting Schedule

## North End Development

With the final build out of Markel's North End development nearing completion it seems like a good time to review the makeup of the project. We should also review the relationship of our sub-HOA to the overall management of the North End.

The North End Development consists of single-family homes, townhomes, and condominiums and as such several different sub-HOAs exists under the Master HOA, to address the needs of each of these home styles. Our Sub-HOA, the North End Townhome Condominiums, marked as blocks 8 and 9 in the figure is currently the largest of these. It has been under homeowner control for the last 7 years. Homeowner control of the North End Master HOA occurred in September of 2020.

### North End Development



We are part of the Phase 1 portion of the North End development. This phase will be fully developed with the completion of the stacked condos in block 10W.

Phase 2 is complete except for block 11, the status of this section is still unknown as Markel's plans seem to be on hold.

Phase 3, on the East side of Hecla Lake, consist of 10 lots to be sold for development of single-family homes. At this time about half of the lots are sold and waiting to be developed.

Questions and issues concerning the buildings, alleys, and maintenance of units within blocks 8 & 9 should be addressed to Dan Anderson, Metro Property Management (303) 309-6220. Issues outside of our sub-HOA should be forwarded to Melissa Sykes of Advance HOA Management (303) 482-2213.

I would like to thank Gail Haygood for pulling together the graphic of the North End Development.

### NEED HELP?

If you need to contact the North End Townhome HOA, you may contact Dan Anderson, Association Manager at Metro Property at 303-309-6220 or [DAnderson@MetroPropertyMgt.com](mailto: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 Melissa Sykes at Advance HOA Management 303-482-2213.

### 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

**President**

Robert (Bob) Kudola

**Vice President/Treasurer**

Sandra (Sandy) Neville

**Secretary**

Tammy Fredrickson

E-Mail:

[DAnderson@MetroPropertyMgt.com](mailto:DAnderson@MetroPropertyMgt.com)

WEBSITE: [MetroPropertyMgt.com](http://MetroPropertyMgt.com)



HAPPY



# SPRING

## NEXT ZOOM BOARD MEETING DATE:

MONDAY MARCH 29<sup>TH</sup> AT 6:30PM

<https://us02web.zoom.us/j/81618206227?pwd=amZYeldsdlducWRjZ21hRIMvSCtnZz09>

Meeting ID: 816 1820 6227

Passcode: 402678

Or Call 1.669.900.6833

WATCH THE WEBSITE FOR THE AGENDA AND SPECIFICS

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
<b>After Hours Property Emergencies</b>	<b>720.606.1367</b>

