

# North End Townhomes Newsletter

## REFLECTING ON A BUSY AND PRODUCTIVE 2024!

As we step into a new year, we're excited to share a recap of the incredible progress our community made in 2024. Your HOA board and dedicated contractors worked tirelessly to complete numerous improvement projects that enhance the safety, aesthetics, and functionality of our neighborhood. Here's a look at the highlights:

### Exterior Maintenance Projects

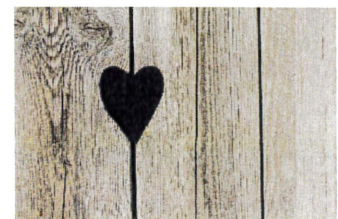
Our homes received some much-needed attention, ensuring they remain beautiful and well-maintained for years to come:

- **Privacy Wall and Fireplace Reconstruction:** The patio walls between the units for the 2270 townhouses were rebuilt, enhancing safety and aesthetics.
- **Patio Replacement:** The drastically sloped patio and steps at 2260 B were replaced, providing a fresh, level outdoor space for the homeowners.
- **Rotten Trim Replacement:** Duplexes scheduled for painting had their damaged trim replaced, preparing them for their facelift.
- **Leaking Windows Caulked:** Problematic windows were addressed to prevent water intrusion and improve energy efficiency.
- **Community Color Palette Upgrade:** A modernized, community-wide color palette was developed, giving our homes a more stylish exterior appearance.
- **Unit Painting Resumed:** The three duplexes along Hecla were repainted using upgraded color palette and higher-quality paint for long-lasting durability and beauty.

### Site Maintenance Projects

In addition to enhancing the appearance of our homes, we focused on making the community safer and more functional:

- **Steps and Handrail Replacement:** The steps at 2270 were replaced, and a new handrail was added for improved accessibility and safety. All steps in the community received yellow safety paint stripes for added safety and visibility.
- **Block 9 Alley Repair:** Broken concrete was repaired to ensure a smooth, safe surface for vehicles and pedestrians.
- **Alley Seal Coating:** All alleys were seal-coated, extending their lifespan and maintaining a polished appearance.
- **Deck Repairs:** Loose hand railings and steps on several decks were repaired to enhance safety.
- **Fence and Gate Repairs:** Leaning fences and gates were straightened and reinforced, improving functionality and curb appeal.



- **Dead Bush Removal:** Unsightly, dead bushes were removed to tidy up common areas.
- **Snow Storage Extension:** The alley behind 2110 was extended to create a designated snow storage area, improving winter maintenance.
- **Concrete Corner Replacement:** A deteriorated corner in the 2164 alley was replaced with fresh concrete, enhancing durability and safety.

**Looking Ahead:**

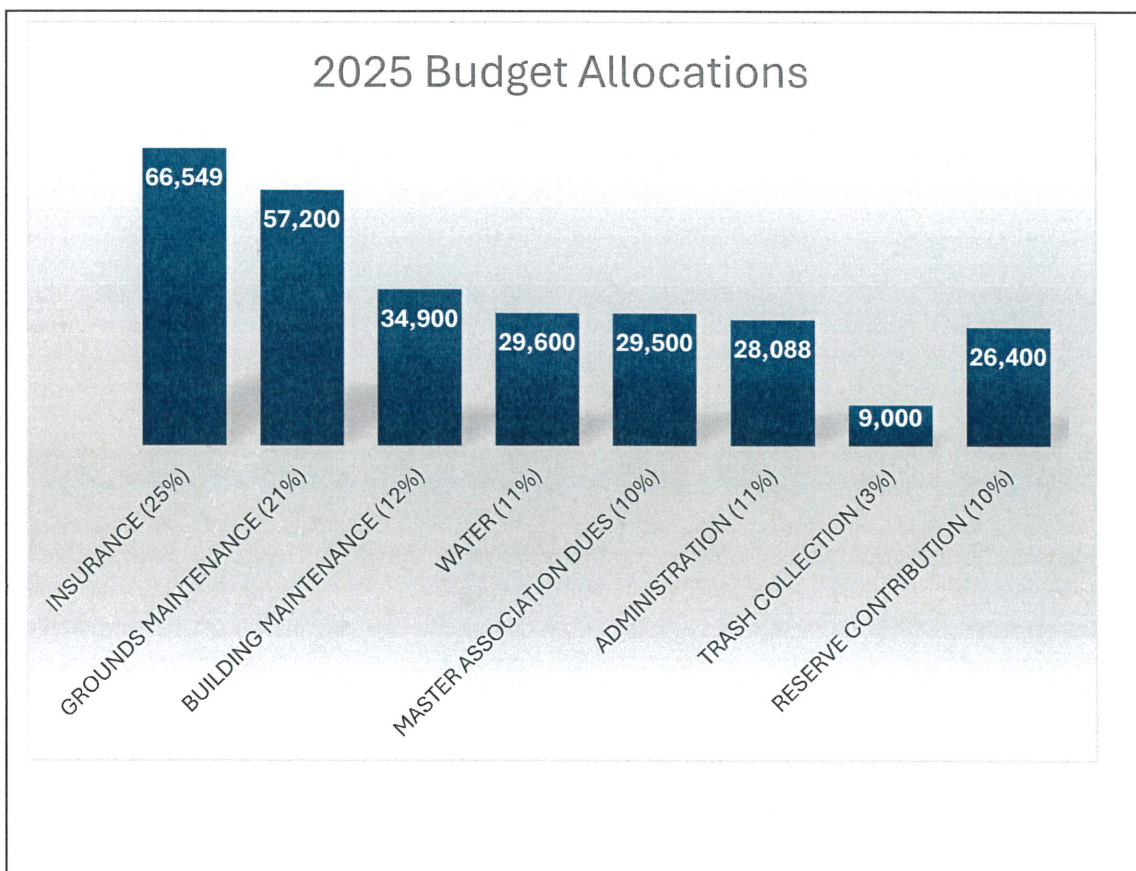
We are proud of these accomplishments and deeply grateful for your support and patience during these projects. As we look ahead to 2025, our focus remains on preserving the value of our community, prioritizing safety, and enhancing the beauty of our neighborhood. Stay tuned for updates on upcoming projects and community events!

Thank you for being a part of our vibrant, growing community. Together, we are building a brighter future for everyone.

## 2025 BUDGET OVERVIEW

Our 2025 Budget represents an 18% increase over the 2024 budget primarily due to a 38% increase in our insurance premiums.

Insurance is now our largest single expense at \$66,549. Grounds maintenance is our second largest expense and includes landscaping, grass cutting, tree and shrub pruning, snow removal and asphalt and concrete repairs and maintenance. Building maintenance includes exterior painting and repairs to the units.



## **PAINTING CONTINUES**

The 2270 townhouses will be painted this summer using the color palette that was developed last year by our color consultant. As we always do when we paint, we will repair/replace any exterior siding and trim that needs attention.

Once the 2260 townhouses are painted in 2026, all of Block 8 will have the new color palette so that everyone can see Heidi's overall color concept for our community. We are looking forward to continuing to update the color palette for our homes.

## **SPECIAL ASSESSMENT RECAP**

A big thank you to all the homeowners for paying the Special Assessment on time. These funds allowed us to make a major improvement to the appearance and the structural integrity of our community.

Two of the three Special Assessment projects are complete. Both the privacy wall project and the alley repairs came in at or below budget.

- The privacy wall and fireplace rebuild project which came in under budget at \$91,294
- The alley repairs and seal coating which came in on budget at \$25,095

We have one more Special Assessment project to complete – the relandscaping of the 2270 courtyards to help alleviate drainage issues and to reduce irrigation water consumption. We also expect to be below budget for the 2270 courtyard relandscaping project as well.

When all the projects are complete and the small amount of outstanding Special Assessment funds are collected, we anticipate adding \$53,000 to our reserves. This will bring our reserves to approximately \$126,000.

## **PRIVACY WALL REBUILD COMPLETED FOR BLOCK 8: 2260 AND 2270 TOWNHOUSES**

We are pleased to announce the successful completion of the privacy wall rebuild project for the 2260B and 2270 townhouses. We also completed the project under budget.

The original walls separating the units were deteriorating, and the patios were sinking, creating an urgent need for repairs. This much-needed upgrade has significantly improved the patios, and the results look fantastic. The contractor delivered exceptional work, demonstrating professionalism and great attention to detail throughout the project. Homeowners have expressed their satisfaction with the outcome, which not only looks great but is built to last.

As with any major project, there were some unexpected challenges. During demolition, we uncovered extensive rotten wood and sunken concrete that required significant repairs. Additionally, of the seven fireplaces, four were removed entirely, while the remaining three—retained by homeowners' choice—required complete rebuilding due to severe wood rot within their structures.

To ensure long-term stability, we reinforced the new walls with a steel frame, adding extra durability and wind resistance.

A big thank you to the residents of 2260B and 2270, for your patience and support during this work. These improvements are a valuable investment in the community and will serve it well for years to come, ensuring safety, durability!

# WELCOME NEW ERA LANDSCAPE FOR LANDSCAPE MANAGEMENT AND SNOW REMOVAL

The North End HOA is excited to welcome New Era Landscape to our list of vendors. New Era, out of Longmont CO, will provide snow removal this winter and landscape maintenance and improvements this coming year. Owner Rolando Pichardo and his crew did an excellent job making several late summer landscape improvements and completing the fall clean-up work on our property.



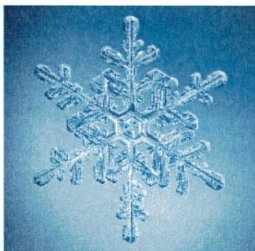
A reminder that any concerns about snow removal or landscape work should be directed to Dan Anderson, our property manager, at [danderson@metropropertymgt.com](mailto:danderson@metropropertymgt.com) rather than to the New Era Landscape crew.

## SNOW STORAGE

As most of you know, snow storage on the HOA property is problematic, especially in case of a large snow event.

In Block 9 (east of Hecla Drive), most of the snow is plowed to the detention pond on the south end of the 2110 alley. A small amount of snow will be plowed to the north end of the back alley that can't be easily moved to the detention pond. Two parking spaces on the north side of the 2110 building and three parking spaces to the south side of the 2164 building can be used for snow storage if needed in the event of a major storm.

Snow storage in Block 8 (west of Hecla Drive) is minimal and only available at the dead end of the Snowberry Lane entrance and in a few grassy common areas. During a large snow event last winter, snow had to be moved from Block 8 to Block 9 at a significant cost to the HOA. Starting this winter during a large snow event, the snow will be plowed into the entrance off Snowberry Lane thereby blocking access to cars entering/existing there. No garages will be blocked by the snow piles. The entrance into Block 8 off Golden Eagle will be kept open and clear allowing access to homes/garages. Residents in Block 8 will be notified by email blast if the Snowberry entrance needs to be closed. In case of an emergency during this time, you will need to inform the police or fire department of the Snowberry alley closure and have them enter off Golden Eagle.



I know this sounds complicated, but we think it will work. Hopefully we will not have a major snow event this coming winter, but we need to be prepared. We look forward to comments from the Block 8 residents when the plan is put in place during heavy, accumulating snow.

## TRASH AND RECYCLE PICK UP REMINDER

Our waste hauler, Waste Connections of Denver, picks up trash/recycle on Thursdays. Trash is picked up once a week and recycle is picked up every other week. Please place your trash/recycle behind your garage either the night before pickup day or by 7 AM on trash day. Please place your trash cans back in your garage promptly after pickup or by the end of the day. This keeps the neighborhood looking neat. Trash cans left out in the alley can be moved by strong winds and block the alley to traffic.

Waste Connections of Denver observes the following holiday schedule:

New Year's Day, Memorial Day, Labor Day, July 4th, Thanksgiving, and Christmas. Collection is delayed one day for service during a holiday week.

If you have any questions regarding your pickup schedule, you can reach Waste Connections of Denver at [wasteconnections.com](http://wasteconnections.com) or 303-288-2100.



## DISPOSE OF YOUR DOG'S POOP PROPERLY

The HOA Board has become aware of residents allowing dog waste to accumulate in courtyards, side yards, and backyards. Not only is this practice unsightly and foul smelling, dog waste can spread disease to other dogs and cats. Dog waste left to wash into the soil, whether on a trail or in a neighborhood, can also transmit disease from animals to humans. Dog waste must be picked up every day.



Bags of dog poop have also been seen accumulating on front porches of homes for days at a time. Dog waste should be immediately disposed of in a waste receptacle. Leaving it for your neighbors to see as they walk past your home is unacceptable.

The HOA will notify all residents improperly disposing of their dog's poop. Responsible dog owners make good neighbors. Thank you.

## BIRD FEEDER DOS AND DON'TS

While most of us love watching the Colorado birds and listening to their songs, our community has encountered problems with our feathered friends.

Bird feeders placed in courtyards, side yards, and backyards are attracting birds close to our buildings. Seed feeders attract healthy birds but can also attract diseased birds. Scattered seeds can attract rodents and squirrels looking for food. Bird droppings in and around feeders, on patio furniture, fence rails, and concrete are unsightly and unhygienic.

Birds are building nests in the gutters and the eaves of our units. Bird nests have clogged gutters and damaged siding. Bird guano from nesting birds has stained the paint on buildings. The HOA has spent

hundreds of dollars paying pest control companies to remove nests and repair siding. Gutter cleaning and paint companies have also been hired to unclog gutters and remove bird guano from painted siding.

Bird feeding is not necessary but can be helpful when birds need the most energy such as during temperature extremes and migration in late winter or early spring when natural seed sources are depleted. Using bird feeders during the winter months is allowed.

*The HOA board is asking residents to remove their bird feeders during nesting season—April 1 to October 1—to decrease the bird issues. Residents should not throw bird seed into common areas.*

The HOA will monitor bird complaints and track the cost to remediate problems. In addition, residents will be contacted if bird feeding continues during prohibited times.

Thank you for your consideration of this recommendation.



# NORTH END TOWNHOME CONDOMINIUM ASSOCIATION

## RULES AND REGULATIONS

North End Townhome Condominium Association is a sub-HOA association with 47 units in 14 buildings in the North End subdivision of Louisville, CO. North End Townhomes is also under the rules and regulations of the North End Master HOA. Through monthly dues, the sub-HOA pays the Master HOA dues, domestic water, irrigation water, grounds maintenance and improvements, snow removal, trash and recycling, most exterior building maintenance, and insurance on the building structures.

*The purpose of the rules and regulations is to establish a common understanding of how to maintain an attractive residential community that benefits all residents and enhances the value of our homes. The Board has provided the following summary, so everyone is familiar with the shared rules and regulations. All homeowners received a copy of the Covenants when they purchased their homes. Some Covenants have changed or been added to over time due to the changing of laws pertaining to HOAs.*

*These rules and regulations are adapted from the HOA's Declaration of Covenants and adopted by the Association's Board of Directors. Please refer to the Covenant document for more detail on the stated policies below.*

**MAINTENANCE:** The HOA is responsible for the maintenance, painting, repair, and replacement of common elements, including buildings, landscaping, lawn, trees, shrubs, fences, patios, decks, and alleys. The HOA Board shall have sole discretion to determine the time and manner in which such maintenance shall be performed. Each unit owner is responsible for the repair and replacement of the glass in windows and doors. Each unit owner is responsible for keeping their porches, patios, and decks, and balconies in good order.

**CHANGES/IMPROVEMENTS TO UNITS:** No unit owner may make any external structural addition, alteration, or improvement to their unit, including porches, patios, decks, balconies, common areas, and landscaping without prior written consent of the Board of Directors via submission of a Design Review Request form.

**DECKS, PATIOS, PORCHES, BALCONIES:** The decks, patios, porches, and balconies are designed for leisure use, not for storage. Outdoor furniture, appropriate for use in these areas, should be specifically designated for outdoor use and kept in good, clean condition. Camping furniture and broken or poorly maintained furniture are prohibited. Bicycles and other recreational equipment should not be stored in these outdoor areas. Courtyards should maintain an uncluttered appearance. Walkways leading to porches and patios should be kept clear of furniture and other items to prevent falls. For safety purposes, fence rails should be kept free of display items and flowerpots to prevent their falling and injuring or damaging fences, foundations, and passersby. Only a secure, saddle-type of flowerpot may be placed on a unit's fence rail. Residents must refrain from placing items on shared fence rails.

**BBQ GRILLS/OPEN FLAMES:** North End Townhomes follows the City of Louisville ordinance for Open Flame and Open Burning. Self-contained gas and electric grills are permitted on patios and decks. No fires shall be lit or permitted in any portion of the community, except in a contained barbeque or fireplace units. ***Absolutely no open burning or portable mobile fireplaces or firepits are permitted.***

**VEHICULAR PARKING, STORAGE AND MAINTENANCE:** No house trailer, camping trailer, horse trailer, camper, camper shell, boat trailer, hauling or other trailers, ATV, snow machine, boat or boat accessories, truck with a rated load capacity of more than two tons, recreational vehicle or equipment, motor home or mobile home may be parked or stored anywhere within the Community (except in an enclosed garage) unless it is being actively loaded or unloaded.

No wrecked, abandoned, inoperable, or unlicensed vehicles of any kind shall be stored or parked within the community. The board has the right to remove a vehicle in violation of the above.

No vehicle maintenance is allowed within the Community except in garages or except in emergencies. ***No vehicles may be washed within the Community due to a common expense water source.***

**PETS:** Per the HOA Covenants, no more than two dogs or two cats or combination thereof (one of each) may be kept in a unit. Pets may not be kept or bred for commercial purposes. All dogs must be on a leash when in the common areas. **All pet waste must be picked up and disposed of promptly. No pet waste may accumulate on porches, patios, or decks.** Owners of a pet creating a nuisance or unreasonable disturbance will be contacted and resolution of the offending problem will be expected. Persistent violations will be referred to Louisville Code Enforcement and animal control.

**TRASH/RECYCLE:** The HOA contracts with a waste hauler to pick up trash weekly and recycle every other week. Trash cans may be placed outside the garage either the night before or by 7 AM on collection day. Trash cans must be placed away by the end of the day on collection day. Storage of trash cans during the week must be inside closed garages or in an area out of sight of neighboring properties.

**USE AND OCCUPANCY OF THE UNITS:** No dwelling within the Community shall be used for any purpose other than single family residential purposes as generally defined (not commercial). However, owners may conduct business within their units under conditions detailed under 6.1 of the Covenants.

All leases must be at least six months. Short term rentals such as Airbnb and VRBO are not permitted.

**HOLIDAY DECORATIONS/SIGNS AND FLAGS:** Holiday decorations are permitted. They may be displayed no earlier than 30 days before or after the holiday.

Signs and flags are prohibited by the Covenants unless explicitly approved by the Board with a few exceptions outlined in 8.1 of the Covenants. Exceptions would be signs and flags allowed under Federal or State law. North End allows one political sign per ballot initiative or elected position. Signs must be no larger than 36" x 48" and must be displayed entirely within a homeowner's property. Political signs may be displayed 45 days before election day and no later than seven days after election day.

The National Flag of the United States and service flags can be flown without permission of the Board. The HOA allows two flags per household, one American and one service flag. Flags can be no larger than 3' x 5' and attached to the house in a holder.

***Homeowners who violate these policies will be referred to the Board and/or the Association's legal counsel for recourse through the Covenant Enforcement Procedure Policy.***

This document can be found on the Metro Property Management website at [www.metropropertymgt.com](http://www.metropropertymgt.com)