



July Summer News

2016

## BOARD OF DIRECTORS

**President**

**Tracy Lang**

**Vice President**

**Phyllis Wan**

**Secretary/Treasurer**

**Peter Dinneen**

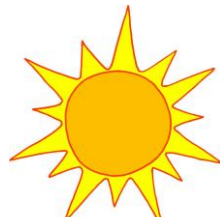
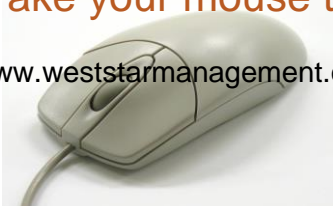
## NEXT BOARD MEETING

The next quarterly Board Meeting is tentatively scheduled for Tuesday September 6, 2016 at 6:00 pm  
Venue TBD

**Please do not leave your unwanted mail and junk mail at the mailbox cluster. You can place it in the laundry room trash or dispose of it in your unit.**

**Take your mouse to**

[www.weststarmanagement.com](http://www.weststarmanagement.com)



**Please enjoy the back patio area from 9:00 am to 10:00 pm. Noise travels.....so be careful not to disturb occupants of nearby units.**

### NEED A COPY OF YOUR DOCUMENTS, MINUTES, OR BUDGET?

Weststar Management Corp is proud to announce the adoption of the state-of-the-art document and data delivery system from CondoCerts. CondoCerts provides reliable, round-the-clock online access to all governing documents, budgets, financials, minutes, Rules & Regulations, newsletters and other data for homeowners, real estate agents, bankers, lenders and title companies searching for community documents. Homeowners can continue to obtain their community documents by logging onto [www.weststarmanagement.com](http://www.weststarmanagement.com). The data is now stored in a secure password protected environment. Once you have logged on to the Weststar website all you need to do is:

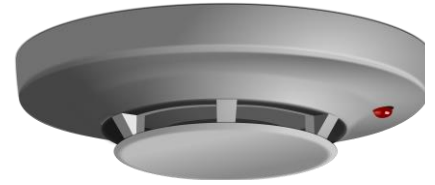
- Click on the "Residential" picture
- Click on "HOAs" on the upper left green bar
- Click on South Pearl Commons when highlighted
- Click on CondoCerts

If you are a first time user, follow the links to register. Take a note or screen print your user ID and PASSWORD for use as you log in. Your account with CondoCerts will be activated immediately. There is no charge to homeowners downloading and printing out their documents.

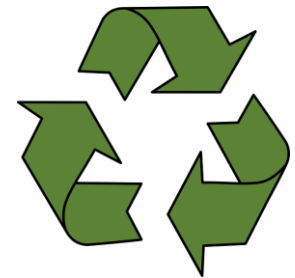
## A FEW RULES .....plus

1. Hallways – No personal items shall be stored or left in the hallways of the Building for any substantial time.
2. Large Items – All furniture, appliances, bicycles and other large items shall be brought into the Building through the rear door only.
3. Pets
  - a. Not more than two common household pets may be kept in any single unit. The owner of each unit in which pets are kept shall be solely responsible for promptly and properly disposing of any pet wastes and for repairing any damage to the common areas or other units of the Building caused by such pets. Each pet owner shall make reasonable efforts to minimize pet noise and odors.
  - b. **Resident Owners only are allowed to have pets** except in a case of which ownership of a particular animal is required by a resident's handicap. No Non-Resident Owner may assign the right to have animals within the Community to any Tenant.
  - c. All owners must have their pets on a leash while in building common areas.

**IMPORTANT... It is hazardous and illegal to store propane tanks in the building. Per the Denver Fire Department large 20 lb propane tanks must be kept at least 10 feet away from a condominium combustible structure.**



The **life expectancy** of smoke alarms and carbon monoxide detectors is generally around 10 years after which time their sensors can begin to lose sensitivity. The test button only confirms that the battery, electronics, and alert systems are working, it doesn't mean the smoke sensor is working. It is recommended that the entire unit be removed and replaced with a new model.



## A parking reminder

All parking spaces at the building have been assigned to particular units. Any unauthorized vehicle may be towed to a storage lot at the expense of its owner. If you do not know your parking space number please email [jean@weststarmanagement.com](mailto:jean@weststarmanagement.com)  
Do not park in the cross-hatched area.

**Always** break down cardboard boxes when placing them in the back alley trash dumpster.

## Denver Free Days - July 2016

### Denver Art Museum

Saturday, July 2, 2016

The Museum is free every day for children 18 years or younger

### Denver Museum of Miniatures, Dolls and Toys

Sunday, July 3, 2016 – \$1/person from 1pm – 4 pm

Historic Pearce McAllister Cottage

Large yellow house with a green roof

### Denver Botanic Gardens at Chatfield

Tuesday, July 12, 2016

### Children's Museum of Denver

Tuesday, July 5, 2016 – free from 4 pm – 8 pm

### Denver Botanic Gardens

Tuesday, July 26, 2016

### Clyfford Still Museum

Free every day from 5 – 8 pm

Free all Friday, July 29, 2016

### Denver Mint

Tours are free – call 303-405-4761

Mondays through Thursdays

### Aurora History Museum

The Aurora History Museum offers free admission everyday



COMMUNITY MANAGER

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