



# SOUTH PEARL COMMONS

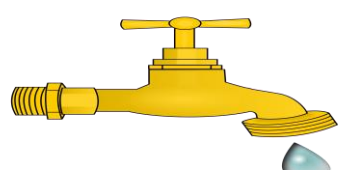
October Fall News

2016

### Insurance Reminder

Insurance Information for Owners-HO6 Policy  
As a unit owner, it is important to maintain your own insurance to cover the unit's interior items that are your responsibility in addition to your personal property. Ask your agent about:

- Renters Insurance**
- Personal Property Coverage**
- Loss Assessment Coverage**
- Liability coverage and, Loss of Use coverage...**



Need a plumber who knows South Pearl Commons?

Quality First Plumbing  
303-916-6226

**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 December 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. Thank you.



Please remember to provide Management with the current lease agreement and contact information of tenants (names, phone numbers and email addresses). No leases are permitted for less than six (6) month periods. Each owner is responsible for the distribution of the Rules & Regulations to their tenant. Please contact Jean Ronald at 720-941-9200 for a copy of the Rules & Regulations. Owners are responsible for the action of their tenants and fines are levied to the account of the owner. Please make sure to update all owner offsite contacts for billing and mailing information.

Thank you.

### TIME TO FALL BACK NOVEMBER 6, 2016

Sunday at 2:00 am clocks are turned back to 1:00 am.

Enjoy the extra hour of sleep!

**DO NOT LEAVE DOORS PROPPED OPEN AND UNATTENDED. BOTH FOUR LEGGED AND TWO LEGGED PESTS MAY ENTER.**

**POLITICAL SIGNS** Each unit may display **in their window only** no more than one sign per political office or ballot issue. Signs may be posted not earlier than **45 days prior** to the election and may remain **7 days after** the elections.

# 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.

**Thank you for not storing propane tanks in Units.**

## Denver Free Days October, November & December 2016

### Denver Art Museum

Saturdays, October 1, November 5, and December 3, 2016  
The Museum is free every day for children 18 years or younger

### Denver Museum of Miniatures, Dolls and Toys

Tuesdays, October 4, November 1, and December 6, 2016  
\$1 suggested donation

### Denver ZOO

Friday, November 4, 2016 – Monday, November 7, 2016  
Thursday, November 17, 2016

### Children's Museum of Denver

Tuesdays, October 4, November 1, and December 6, 2016  
free from 4 pm – 8 pm

### Molly Brown Museum

Friday, November 11, 2016

### Denver Museum of Nature and Science

Monday, October 24, 2016  
Sunday, November 13, 2016  
Monday, December 12, 2016

### Denver Botanic Gardens at Chatfield

Tuesday, November 1, 2016

### Denver Botanic Gardens

Friday and Saturday, November 11 and 12, 2016

### Denver Firefighter Museum

Saturday, October 15, 2016

### Clyfford Still Museum

Free every day from 5 – 8 pm  
Free all Friday, October 28, 2016

### 2016 National Parks Free Entrance Day

Friday, November 11, 2016 Veteran's Day

### Denver Mint

Tours are free – call 303-405-4761  
Mondays through Thursdays

### Aurora History Museum

The Aurora History Museum offers free admission everyday

**DURING THE BUSY HOLIDAY SEASON WE ALWAYS SEEM TO HAVE MORE TRASH TO DISPOSE OF THAN USUAL. PLEASE BE CAREFUL TO BREAKDOWN TRASH AND TO PROPERLY DISPOSE OF TRASH TO AVOID A MESSY DUMPSTER AREA.**

**PLEASE DO NOT LEAVE UNIT DOORS OPEN, PULLING COOL AIR FROM THE CORRIDOR INTO THE UNIT SPACE. THE SWAMP COOLER SYSTEM IS PREPARED TO SERVE COMMON AREAS ONLY.**



### COMMUNITY MANAGER

Jean Ronald CMCA, AMS

[jean@weststarmanagement.com](mailto:jean@weststarmanagement.com)

6795 E. Tennessee Ave. #601  
Denver, CO 80224

Tel: 720-941-9200 fax: 720-941-9202

Alterations & Homeowners Improvements – The common areas of the Building (including without limitation exterior landscaping) shall not be altered without the prior written consent of the Executive Board. Additionally, homeowners must obtain approval by the Executive Board if they plan on any home improvements that change or alter any common elements (i.e. electrical). You will need to provide plans or designs and a detailed description of the work you are planning in order to obtain approval from the Executive Board. Construction work is permitted between the hours of 8 am and 6 pm. A refundable damage deposit may be required prior to starting work.