

SOUTH PEARL COMMONS



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January Winter News

1st Quarter 2016

Start the Year Off Right and Safe!

Remove all valuables from inside vehicles. Be certain of the Identity of guests you buzz in. Lock your door.

HAPPY NEW YEAR

2016 monthly assessments
\$199.00

Get to know the names of your neighbors this year. With time they will no longer be strangers.

BOARD OF DIRECTORS

President - Scott Perry
Vice President - Vacant
Secretary/Treasurer - Tracy Lang
Director at Large - Peter Dinneen

Are you leasing your South Pearl Commons Unit? Please remember:

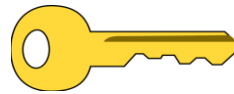
Provide management with the current lease and contact information on tenants.

The owner is responsible for the actions of tenants. Please provide your tenant with a copy of the Rules & Regulations.

All leases shall be for a minimum of six months

ENTRY SYSTEM

Please contact Jean Ronald at Weststar Management Corp (720)-941-9200 if you have questions or concerns regarding the building entry system or for information on keys and codes.



SAVE THESE DATES BOARD MEETING ANNUAL MEETING

Tuesday, March 1, 2016
Washington Park Chapel
10001 South Pearl Street
Beginning at 5:30 pm.
Official notice of the Annual Meeting to follow under separate cover.

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 our agent about:
Renters Insurance
Personal Property Coverage
Loss Assessment Coverage
Liability coverage and,
Loss of Use coverage....

Accidents happen

No skating...

Because Colorado is known for warmer temperatures during the day, followed by freezing temperatures at nights, ice may develop despite the snow removal efforts. Please be extra cautious during the winter months when venturing outdoors in the snow and ice. From one hour to the next, ice will form leaving a surface unpredictable.



\$\$\$ WAYS TO PAY YOUR MONTHLY ASSESSMENTS \$\$\$

The South Pearl Commons Condo Owners Association, Inc. banking relationship is with Community Association Bank, a division of Mutual of Omaha Bank. They are the leading lockbox processing center for Community Associations. Please note the many payment options and instructions below:

Payment with Physical Check

Place your physical check and coupon in the envelope provided to lockbox address:

**South Pearl Commons Condo Assoc, Inc.
c/o Weststar Management
P. O. Box 52956
Phoenix, AZ 85072-2956**

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Place your physical check and coupon in the envelope provided to lockbox address:

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P. O. Box 52956
Phoenix, AZ 85072-2956**

Payment with E Check or Via Credit Card

Payment features include:

- The option to schedule payments on a recurring basis
- The ability to manage payment and property information through your personal profile
- Access to transactions for up to 13 months when you create a user profile
- Real time credit card payments (subject to convenience fees you are responsible for)
- Go to <http://www.mutualofomahabank.com>.
- In the middle of the page, go to the "Make a Payment" section, select "Pay HOA Assessment, Rent, & Other Services" from the drop down, and then click "Go".
- Select "Pay by Check" or Pay with a Credit Card".
- Complete the required information using what is provided on your payment coupon, and
Management Company ID **2315** Association ID **SPCC**

We trust that you will find the above payment options to be helpful. If you have any questions about charges on your account please contact your Community Association Manager, Jean Ronald at Weststar Management. If you need help with the online payment options, please contact the **Payment Customer Service | 866.800.4656 | Mon-Fri | 7am-7pm Central**



COMMUNITY MANAGER
Jean Ronald CMCA, AMS
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6795 E. Tennessee Ave. #601
Denver, CO 80224
Tel: 720-941-9200 fax: 720-941-9202

PET RULE REMINDER

Only owners may keep one domesticated dog, cat or other household pet per unit which weighs less than thirty pounds. Please maintain pets on a leash in common areas and remove all pet waste immediately.



The **TRASH** dumpster located in the parking lot is for daily household trash only. No furniture, appliances, electronics, TVs or other large items may be placed in or outside the dumpsters. Residents are responsible for arranging disposal of large items.