




SOUTH PEARL COMMONS

January Winter Newsletter

2017



We understand that there have been homeless or other people sleeping in the front vestibule when the weather gets colder. While we are sympathetic to their situations, this poses a security issue for our residents. If you see someone sleeping in the vestibule or other building areas (or have other safety concerns), please call the Denver police non-emergency number at 720-913-2000. Thank you.

Make This a Safe Year!

- Remove all valuables from inside vehicles.
- Lock your vehicle.
- Be certain of the identity of guests you allow into the building.
- Never prop open the front or back door and leave it unattended.
- Be careful when tossing personal information (bills, credit card receipts, bank statements, etc.) into the trash. Shred these items to prevent identity theft.
- Do not hesitate to call the Denver Non-Emergency number 720-913-2000.

BOARD OF DIRECTORS

President

Tracy Lang

Vice President

Phyllis Wan

Secretary/Treasurer

Peter Dinneen

ANNUAL MEETING

The Annual Meeting is tentatively scheduled for March 9, 2017

Official Notice will follow in the mail and the meeting will be held at the Washington Park Chapel, 1001 South Pearl St.

Insurance Information 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 and
Personal Property Coverage
Loss Assessment Coverage
Liability coverage and,
Loss of Use coverage.

Are you refinancing or looking for a reverse mortgage, or is your lender requesting proof of insurance for the association? Please contact Anderson Ban Insurance directly by faxing your bank's request to 303-814-3637.

HAPPY NEW YEAR 2017

The Association is responsible for the operation of the water heater and the boiler that provides heat to the building and the units. Each unit however is responsible for the control valve to their individual unit. If you do run into an issue with your heating, first check with management by calling Jean at 720-941-9200. This repair may be the responsibility of the Association, or it may be something that the unit owner will need to repair. In both cases, Bart's HVAC Service Company is a good call. Bart Lund has serviced the building over the years and has a good handle on problems that may arise. In case you need to contact Bart's HVAC Service, call 303-250-2196 for assistance.

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

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

Online Banking or Bill Pay

If you choose this method of payment, you must instruct your bank to send the payment to:

South Pearl Commons Condo Assoc, Inc.
c/o Weststar Management
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**
- Your account # is your unit number

Each year there are more and more snowmen in Wash Park on a snowy winter day.



SNOWBALLS MELT...UNFORTUNATELY OUR TRASH DOESN'T... PLEASE DISPOSE OF TRASH, BULK ITEMS AND ELETRONICS CORRECTLY. Trash Dumpster

Disposal – All household - day to day trash. Please make sure that any garbage you throw into the dumpster is properly sealed in a tied-off trash bag. **Electronic**

Recycling - Do you have an old or obsolete computer that you want to get rid of? Because these devices contain contaminants such as lead, cadmium and mercury, Colorado law requires that these electronics be recycled:

• Televisions • Computers: central processing units (CPUs), monitors, laptops, tablets • Computer keyboards, speakers, printers, and other peripherals • VCRs and DVD players • Fax machines • Cell phones •

Gaming systems and • cameras. Electronics contain many toxic materials and there is need to avoid dumping these hazardous materials into our landfills. The City of Denver in partnership with Metech Recycling offers an e-cycle coupon. The coupon will allow Denver residents to drop-off e-waste items listed above at discounted rates. Denver residents may request an e-cycle coupon by calling 311 (720-913-1311). Best Buy also provides and promotes responsible recycling of e-waste. For more information go online to: Computer Recycling in Denver or

www.denvergov.org/trashrecycling/TrashandRecycling/

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COMMUNITY MANAGER

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2017 Monthly Assessments \$199.00.

Please note these are due on the 1st of every month. A \$25 late fee is applied after the 10th of the month.