

HAPPY NEW
YEAR

2018



NO PUFFING PLEASE

As a reminder, in Denver (Municipal Code 54-441), it is illegal to leave your vehicle running unattended, even with a remote starter.

Please do not warm up your vehicle in the back parking lot. The exhaust may enter the clean air intake into the boiler room and laundry facility near parking lot and possibly setting off carbon monoxide detectors.

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 your agent about:

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

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

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 8, 2018. Official Notice will follow in the mail with full details on the meeting location and time. Save the Date!

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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, Quality First Plumbing is a good call. Quality First has serviced the building over the years and has a good handle on problems that may arise. In case you plumbing or heating needs, call 303-916-6226 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



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. **DO NOT DISPOSE OF OLD MATTRESSES, REFRIGERATORS, SOFAS OR CONSTRUCTIONS ITEMS IN THE DUMPSTERS.** **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. Google ELECTRONIC RECYCLING NEAR ME for information on locations.

weststar

COMMUNITY MANAGER

Jean Ronald CMCA, AMS
jean@weststarmanagement.com

6795 E. Tennessee Ave. #601
Denver, CO 80224
Tel: 720-941-9200 fax: 720-941-9202

The Association maintains smoke and carbon monoxide detectors in common areas and in the boiler room. These are inspected on a regular basis. Each unit owner must provide and install smoke detectors and carbon monoxide detectors in the individual units. Remember every year to replace the batteries in these safety features and to replace the detectors every ten years.

2018 Monthly Assessments \$210.00.

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