

# *Cheesman Tower West*

**Newsletter – February 2019**



## **February Important Days**

- **Saturday, February 2** – Ground Hog Day
- **Sunday, February 3** – Superbowl Sunday
- **Tuesday, February 5** – Chinese New Year
- **Thursday, February 14** – Valentine's Day
- **Friday, February 15** – Susan B. Anthony Day
- **Monday, February 18** – Presidents Day
- **Wednesday, February 20** – Cherry Pie Day
- **Sunday, February 24** – 91<sup>st</sup> Academy Awards Ceremony
- **Wednesday, February 27** – Polar Bear Day

## **Did You Notice?**

Shiny, newly-sealed floors in the basement and first floor carpet cleaning!

## **Plumbing Problem Prevention**

At a homeowners' meeting held in January to discuss plumbing issues, several owners requested that the HOA hire a licensed plumber(s) to inspect each unit and provide recommendations for repairs or replacement parts in an effort to prevent plumbing failures that can potentially cause water damage to multiple units.

In late January or February Squeaks Plumbing will provide each unit an inspection of faucets, hoses, and turnoff valves. The inspection will be free of charge to unit owners. A report will be provided to each owner with a price to make needed repairs, the cost of which will be borne by owners.

We hope you will all take this opportunity to easily and confidently made identified improvements to older, nonfunctioning plumbing fixtures. This will take very little time and effort and is a great opportunity to avoid terrible consequences to your unit and your neighbors' units in the event of a plumbing failure.

More information will be coming soon about inspection dates and processes. If you have recently updated all your plumbing fixtures, please notify Bridget of the date you made improvements and we can potentially skip your unit.

## Annual Smoke Detector Inspection

Yep, it's nearly that time again. Each year homeowners are asked to verify, in writing, that their smoke detectors are operable. This means checking that batteries are not dead. But did you know that smoke alarms contain a chemical that becomes inactive with time? **If your smoke detector is over ten years old, you may safely assume that it is no longer operable.**

Please take the necessary steps to replace your old smoke detectors and ensure the batteries are live. Don't wait! The inspection will be coming soon.

## Questions (and Answers)

**Q:** If my laundry room is busy, may I use machines on other floors?

**A:** Of course! There is no restriction against using any laundry room. Laundry room etiquette, including hours, applies to all laundry rooms.

**Q:** Why do our external hallway doors slam?

**A:** For fire safety reasons, spring-loaded hinges were installed on all our hallway doors many years ago. These cause the doors to slam if not closed carefully. Unfortunately, slamming noises and vibrations carry, both through the air and through the walls. Please consider your neighbors when entering and exiting your unit and take an extra second to close your door slowly rather than letting it slam shut.

**Q:** What are the Board's plans for future improvements to our building?

**A:** The Board has hired Borne Engineering to update our Reserve Study. When it's complete we'll be able to make plans for future revenues and expenditures. If you have thoughts, ideas, or requests for ways our money should be spent, please put them in writing and email them to [boardctw@gmail.com](mailto:boardctw@gmail.com) or Bridget. Please remember to put your name and unit number on your communication. Your input is invaluable and the Board takes it very seriously.

## Reminders

The next **Board of Directors meeting** will be held Wednesday, February 20 at 6:00 pm in the Community Room. Attend to learn more about what's going on in the building.

If you have **suggestions for future newsletters**, please bring them to Bridget in the office. If you need to update your email address or want a printed version of the newsletter, see Bridget.

Office hours are Monday-Friday, 9:00 am to 6:00 pm. In case of an emergency after hours, a manager will be on call at Weststar and can be reached at 720-941-9200 ext 1.

### 2019 Board of Directors

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