

South Pearl Commons Loading

2019

January

Winter 2019

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

Get to know the names of your neighbors this year. What a difference it makes!

PACKAGES, PACKAGES, and more PACKAGES.

Please remember when ordering merchandise online that you are able to track your delivery. There is no staff at the South Pearl Commons Building and often packages are left in the unsecured entry to the building. It is recommended on many websites that if you order and expect an item of significant value, or sentimental value, it is best to have it delivered to your workplace or to a friend or family member's home knowing there is someone available at all time for a safe pickup. If you see a package outside the locked doors please bring it inside. Thank you.

BOARD OF DIRECTORS

President

Tracy Lang

V. President

Phyllis Wan

Secretary

Treasurer

Peter

Dineen

**NEXT
MEETING
ANNUAL
MEETING OF
THE
MEMBERSHIP
MARCH 6, 2019
6:00 pm at the
Chapel
Notice to follow**



When it is time to dispose of your Christmas tree, please do not bring the tree down the stairs without first placing it in a tree bag. No messy pine needles for clean up
Thank you.

When it comes to regular household garbage please place trash secured in plastic bags and do not dispose of furniture and large bulk items in the community dumpster. Be careful and place items into the dumpster avoiding overflow of items or making it difficult for the next person to dispose of their trash bag.

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

Accidents happen

Careful on the Ice and Snow...

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 \$\$\$

South Pearl Commons Condominium 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: **There is a need to update MUTUAL OF OMAHA Online Banking**

Payment with Physical Check

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

**South Pearl Commons Condos
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 adjust the monthly payments. Send payments to:

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

Make adjustments to Online Banking or Bill Pay

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 #

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
jean@weststarmanagement.com

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

UNIT FRONT DOORS

Please take a moment to clean your front door. Each unit owner is responsible for their front door. Currently we are not scheduled for a complete interior paint program. The "Mr. Clean Eraser" is a perfect solution for removing dirt, grime and scuffs.

CAREFUL WITH YOUR TRASH

When taking down your trash bag for disposal into the dumpster, please be careful and make sure not to track liquids and general trash mess.

Leasing

Owners leasing their units must provide an address and telephone number where the owner can be reached. The owner shall also provide to Building Manager a copy of the lease agreement and the name(s) and telephone number(s) of all unit Tenants.