

SOUTH PEARL COMMONS

APRIL 2019 SPRING EDITION

Show Your Pride and Move Your Ride

- Remember City street sweeping begins April 1st and runs through November.
- Pay attention to the red and white signs posted for street sweeping parking restrictions.
- Be sure to move your vehicle according to the signs to avoid a \$50.00 parking citation.
- Bicyclists - ride carefully and be aware of sweeping activity near bike lanes.
- Drivers - give street sweepers plenty of room and only pass when safe to do so.

BOARD OF DIRECTORS

As of March 5, 2019
Annual Meeting

Tracy Lang – Pres.
Phyllis Wan – V.P.
Peter Dinneen – Secretary/Treas.

NEXT BOARD MEETINGS

The next scheduled Board Meeting is tentatively scheduled for Wednesday June 5, 2019 at 6:00 Venue TBD

Proof of Insurance

It is that time of the year again when your mortgage company may request proof of insurance on the property. In addition when you refinance, the lending agent will request proof of insurance for the property. In the event you need a certificate of insurance, please fax your request to:

Anderson-Ban Insurance
Attn: HOA Certificates
FAX: 303-814-3637

Spring's Reminder List

- ✓ Check and change out batteries to smoke alarm detectors and carbon monoxide alarms.
- ✓ Dishwasher and washing machine drainage lines should be checked for leaks.
- ✓ Check toilets and sinks for a simple drip, drip, drip, leak.
- ✓ Old worn caulking in the bathroom can also lead to slow leak that you make not detect until they become major problems.
- ✓ Update your home/kitchen fire extinguisher.
- ✓ It is the time of the year for spring cleaning projects, maybe the kitchen cupboards or bedroom closets.

APRIL FESTIVITIES

Tulip, Fairy Elf Festival
April 8, 2019
1301 Pearl St. in Boulder, CO

Rodeo All Star Weekend
April 12 - 13, 2019
At the National Western Complex

Sabroso Craft Beer, Taco & Music Festival
April 28, 2019

At Fiddler's Green Amphitheatre
Tacos, 150+ Craft Beers
& Really Good Live Music

Natural Tango Festival
April 26 – 29, 2019
at the Mercury Café
2199 California St.

Your 2019 monthly assessments, due on or before the first of each month, are \$275. Assessments not fully paid within 10 days after the due date shall incur late fees in the amount of \$25.

TRASH REFRESHER

Please be mindful of the trash you place in the dumpster. All trash bags should be securely tied to avoid a spill. No bulk items (Mattresses, furniture, electronics, etc.) are to be disposed of in the dumpster. No construction material, paint or tires should ever be placed in the dumpster. Break down boxes in order to make room for the week's accumulation of trash.

HVAC

The Association is responsible for the operation of the water heater and the boiler that provides heat to the building and the units. This has been a difficult year for the boiler due to corroded pipes that supply the boiler. The unit control valves may need attention following a shutdown of the boiler. 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.

DON'T BE FOOLED

Your garbage disposal cannot handle potato peels, banana peels or fibrous materials like celery stalks and corn husks. Even if the pieces fight their way down the drain, they will probably end up causing a blockage in the building's plumbing and eventually a leak in a lower unit. If that doesn't happen the grease and waste will eventually cause a slow back up in the system. Some things are better disposed of in the trash. A lot of the food items that we often put down the garbage disposal are perfect for compost. Think about it.



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 **please** remove all pet waste immediately. Thank you!

Need a plumber who knows South Pearl Commons?

Quality First Plumbing
303-916-6226

Vendors are not endorsed by the Association.

