

Seven Springs Owners Association
Newsletter
Fall 2008
www.edrda.com/sevensprings

Emergency maintenance number

The emergency maintenance number, 303-370-9193, is to be used only for emergency calls for the following items:

- Leaks in ceilings and walls
- No heat or hot water
- Backed up drains.

Please call our property managers, Realty One, 303-237-8000 with all other questions and non-emergency maintenance items. You can leave a message if there is no answer and will generally receive a call back in a few hours during normal business hours, and the next working day in other cases.

Please be reminded that leaking facets and water shutoff valves below the sinks or toilet, drains within the unit, and the zone valve and thermostat that control the flow of water in the heating system are the owner's responsibility and not the association's.

Cigarette butts and litter

Please help us keep the property clean. Please do not throw your cigarette butts on the ground. This takes substantial time each day for the maintenance staff to pick them up, and makes the property look unsightly.

If you smoke outside of you unit or on the balcony, please use an ashtray or can to collect the butts in and throw them out with your trash. This will help save the association money, and allow our maintenance staff to focus it's time on items that need repaired on the property. Owners that prohibit smoking in your units please let you tenants know this.

You can also help by taking an extra step or two and making sure that the bag of trash goes in the dumpster and not on the ground. When trash ends up on the ground it is unsightly, smelly and draws animals to the property. It's also not very nice to have to clean up. The association rules allow for a \$25.00 fine if you are identified as littering the property

Doors, Screen doors and Screens

Please take a few minutes to looks at your screens, screen doors and front doors and clean, repair or replace them as needed. All these items are the responsibility of the owners.

The reason the board is asking you to do this is that when these look dirty or shabby the property as a whole looks bad. The first impression we make on a new owner or renter is the outside appearance. We are trying hard to keep the grounds clean, and ask that you do the same with the visible parts of your units.

When the screens are torn or missing, screen doors are bent or rusted, and front doors are peeling or dirty, the property looks shabby. A shabby appearance makes units hard to rent or sell, and depresses the prices for both. Please help protect you property value by taking a few minutes to inspect these simple items.

Storage

Balconies and stairwells were not intended to be used as storerooms. Fire regulations and our rules prohibit this. Please do not use your balcony or the stairwell for storage of personal items. Storage on the grounds around the buildings is also prohibited. Outdoor furniture, grills and bicycles are allowed to be kept on balconies.

Grills

There has always been a question as to what grills are allowed. The Denver Fire Dept. explained their rules to us as follows:

Ground floor units may use any grill as long as it is 10 feet from the building. Grills, charcoal, light fluid and propane may not be stored in any stair well or unit.

On balconies only electric or propane grills equipped for 1 pound propane bottles may be used. All other grills are prohibited. We specifically ask about larger grills without the propane bottle attached and were told these are prohibited. The regulations on grills prohibit the grill and the regulation on storage of propane prohibits the larger propane bottle.

The maximum amount of propane that may be stored on a balcony is 3 one pound bottles.

Fireworks

Again this summer we have experienced some episodes of fireworks being shot off in the complex. Please remember that Denver County prohibits all fireworks.

While many people think fireworks are harmless, let's remember two incidents. Several years ago a bush caught on fire on the west end of F building. Luckily this was able to be extinguished before the balcony above it caught on fire. In a similar incident at Lakeside, to our west, a bush caught on fire. The building caught fire before the fire department arrived. This building was uninhabitable for several months because of the fire.

If you are seen shooting fireworks off on the property the police will be notified. Denver's fine for this can run as high as \$1000.00 plus court cost. Please help protect the property and do not put yourself in danger of possible legal action or injury.

Help you neighbor below

If you have a balcony you can help you neighbor below when it snows. Take a minute or two to sweep or shovel the snow from your balcony. When you do not remove the snow on your balcony the drippings from the melting snow land directly in front of the unit below. This makes it hard for the resident in this unit to open their windows on warmer days because of the dripping water that many times splashes in the open window.

Just a couple of minutes of your time to push the snow off of your balcony can make the person below have a much nicer day on that next sunny afternoon.

Reuse that parking permit.

Parking permits are issued to the unit as much as the car. An owner can transfer the permit between different cars and tenants. When you get a new car just put your old permit in the new car and send in an updated application, with the permit number in the permit number space on the application, after you get your permanent registration. Don't forget to enclose a copy of the registration. Landlords should also reuse the existing permits. When you get a new tenant, have them send you the application and registration for the car. Put one of your two permit numbers on each application, and send the permit to the tenant and the application and registration copy to Realty One.

Seven Springs Owners Association
Newsletter
Fall 2008

www.edrda.com/sevensprings

When the tenant moves you should get the permits back from them just like you do your keys. Your lease should list the parking permits as well as unit, mailbox, laundry room, and pool keys as items that must be returned before the deposit will be returned.

You have to pay to replace parking permits and pool keys, so you should make the loss of them part of your security deposit.

For those you that wonder why we charge to replace pool keys and parking permits, simply because these relate to areas only open to residents and owners. We have to keep track of the voided permits and lost pool keys so we can determine if someone is using a key or permit that was reported as lost. People that try and keep these to use the pool or park close to their friends unit are infringing on the rights of the current residents.

Please help us save time and money by reusing your existing permits for your new car, or you new tenant.

Smoke detector forms

The Denver Fire department requires that each unit file a smoke detector test form with the association management office every 6 months. Please make sure you have sent one in this year. If you are unsure you should send one for each unit you own so that we remain current with this requirement. You can send it in with your monthly dues payment or fax it to (303) 237-2033.

You're Board of Directors

Name	Position
Peter Disher	President
Norma Kohlhasse	Vice President
Roy Jewell	Secretary/Treasurer
Cindy Moore	At Large
Cathy Ziegler	At Large
Matt Maxwell	At Large

Our Management Company

Realty One Inc.
1426 Pierce Street
Lakewood, CO 80214
303-237-8000
303-237-2033 fax
E-mail: info@realtyone-co.com
Web: www.realtyone-co.com

If you leave a message please do not forget to leave your contact information, name Seven Springs' unit number and a phone number that you can be contacted at.